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MINUTES

*Twenty First Meeting of the
Building and Works Committee*

April 21, 2018 at SPA, Vijayawada

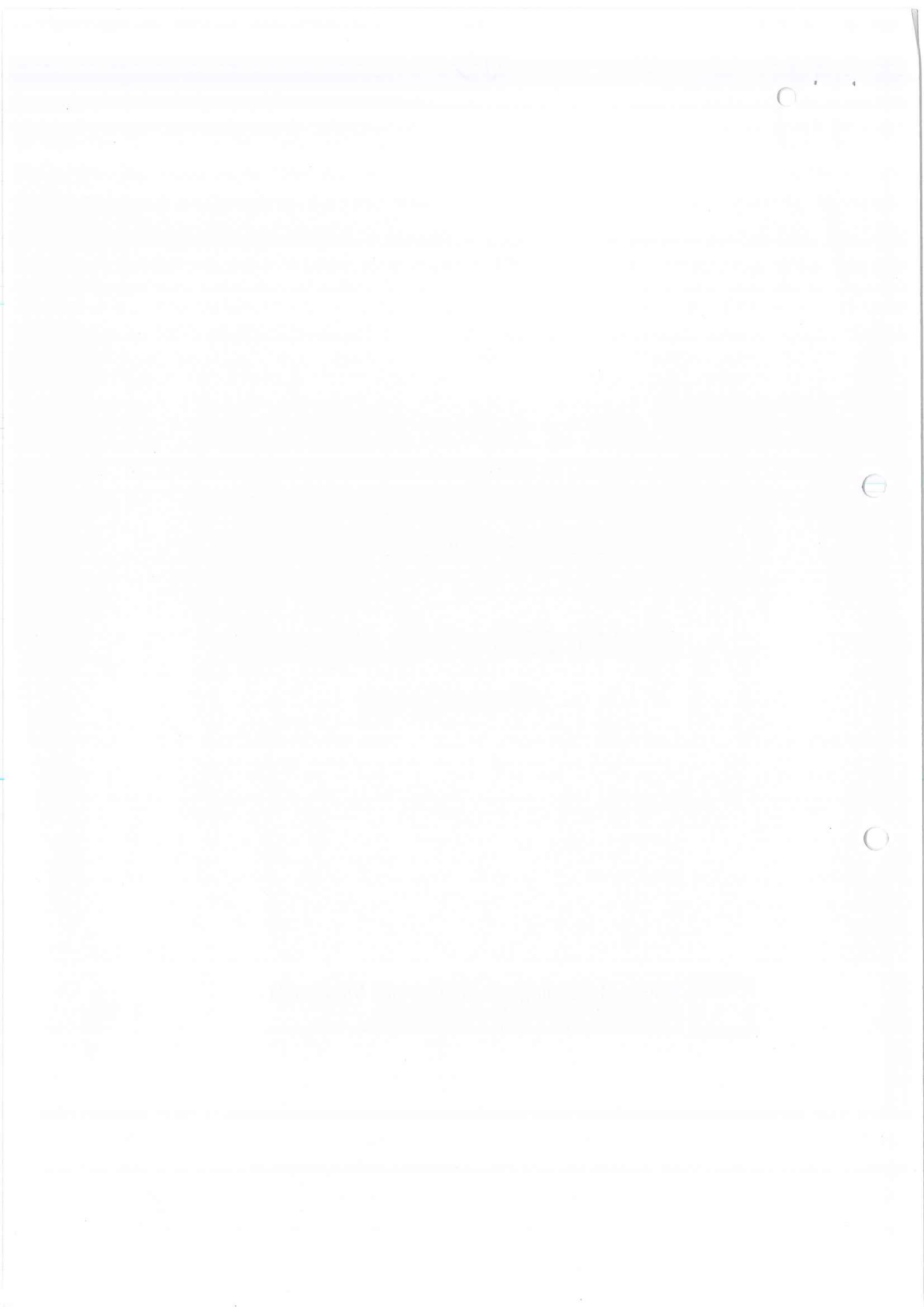
ITI Road Campus



School of Planning and Architecture: Vijayawada

An Institute of National Importance, MoHRD, Government of India.

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





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Minutes of the Twenty First (21st) Meeting of the Building and Works Committee of SPAV held on April 21, 2018 at 11.30 A.M. at SPA Vijayawada, ITI Road Campus

The following members attended the meeting:

S.N.	Name	As
1	Prof. Dr. Minakshi Jain, Director, SPA Vijayawada	Chairperson
2	Shri B. K. Bhadri, MoHRD, Gol	Member
3	Prof. K. L. V. Subrahmaniam, IIT Hyderabad	Member
4	Shri G. V. N. Partha Sarathi, APSPDCL, Govt of A.P	Member
5	Dr. Ayon K Tarafdar, Chairperson, Campus Development Committee, SPA Vijayawada	Member
6	Asst. Prof. Kranti Kumar Myneni, CDC Member	Special Invitee
7	Shri P.V.S.Shyam Kumar, Registrar I/c., SPA Vijayawada	Secretary

Prof. Dr. Rajiv Mishra from University of Mumbai expressed their inability to attend the meeting due to unavoidable circumstances.

At the outset, the Chairperson welcomed all the members and thanked them for their time to come to Vijayawada, and visit the site (construction site and 2.66 acres) in detail prior to this meeting. The Chairperson requested the Registrar I/c., i.e., the Secretary to BWC to take up the agenda items for deliberation.

1	To confirm the Minutes of the 20th Meeting of the Building and Works Committee of SPAV held on November 18, 2017 at SPA, Vijayawada
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The Minutes of the 20th Meeting of BWC held on November 18, 2017 were circulated to all the members via email dated December 22, 2017. Since, no objections have been received; the said Minutes (as attached as Annexure – I of the Agenda Notes of this meeting circulated on 18.04.2018) stand approved.

2	To present the Action Taken Report on minutes of the 20th Meeting of the Building and Works Committee of SPAV held on November 18, 2017 at SPA, Vijayawada
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The BWC took a note of the Action Taken on the Twentieth (20th) Meeting of the Building and Works Committee held on February 11, 2017, as presented and circulated on 18.04.2018 in the Agenda Notes of this Meeting.

Item # 21.1	To present the status report on progress of construction of Institute Block of SPAV campus and report of the 'taking over' of Faculty Block/Guest House.	Annexure – II, III-A, III-B, III- C, III-D, IV and V of Agenda Notes
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The Registrar I/c, SPA Vijayawada apprised the status and progress of SPAV new campus.

He mentioned that SPAV replaced the earlier BWAC into 'Campus Development Committee (CDC)' with new members in December 2017, which is presently monitoring the progress of campus construction in detail. In that



regard, the newly constituted CDC discussed the various issues of the Academic Block (under Construction) with CPWD in December 2017. Accordingly, a "revised project completion schedule" was submitted by CPWD to SPAV indicating in detail, the completion of the construction by 31st May, 2018 (placed as Annexure II of Agenda Notes of this meeting). Since then, SPAV has been monitoring the progress of the work of CPWD periodically and sent three letters in January 2018, February 2018 and March 2018 indicating delay of work with respect to different heads of construction in comparison to submitted project completion schedule. SPAV has also recently indicated suggestions to speed up the work to meet the deadline of 31.05.2018. The letters of SPAV regarding monitoring of CPWD work and suggestions are placed herewith as Annexure III A, B, C, D of Agenda Notes of this meeting.

The latest progress review letter as on April 14th 2018 is placed as Annexure III D of Agenda Notes of this meeting

It is to be noted that CPWD has requested for release of balance funds vide letters dated 16.03.2018, where CPWD indicated that if funds are not released in time, project completion date shall be affected. These letters were forwarded to MHRD by SPAV. Thereafter a meeting was held by via video conferencing with Hon. Secy. MHRD and CPWD officials and SPAV officials on 23rd March 2018, wherein it was decided that balance funds shall be released in April 2018 and CPWD was asked to carry on the project without any delay. A letter was sent to CPWD by SPAV on the matter of funds, is placed as Annexure IV of Agenda Notes of this meeting.

SPAV has taken over the Guest House cum Dining Block in entirety on December, 2017. Letter of taking over of Guest House is placed as Annexure V of Agenda Notes of this meeting.

Registrar i/c also mentioned that on 20.04.2018, in the video conferencing review meeting called by the Hon' Secy. of MHRD, Gol in the presence of CPWD officials, it was communicated by MHRD that Rs 10Cr shall be released in the week starting 23rd April and the balance funds to be released within one month. He insisted the CPWD officials to not delay the work.

Conclusion:

In this regard, the BWC members underwent a tour of the construction site and requested the Project Manager of CPWD to expedite the work and meet the target date of May 31st 2018 so that SPAV can relocate in 15th of June 2018.

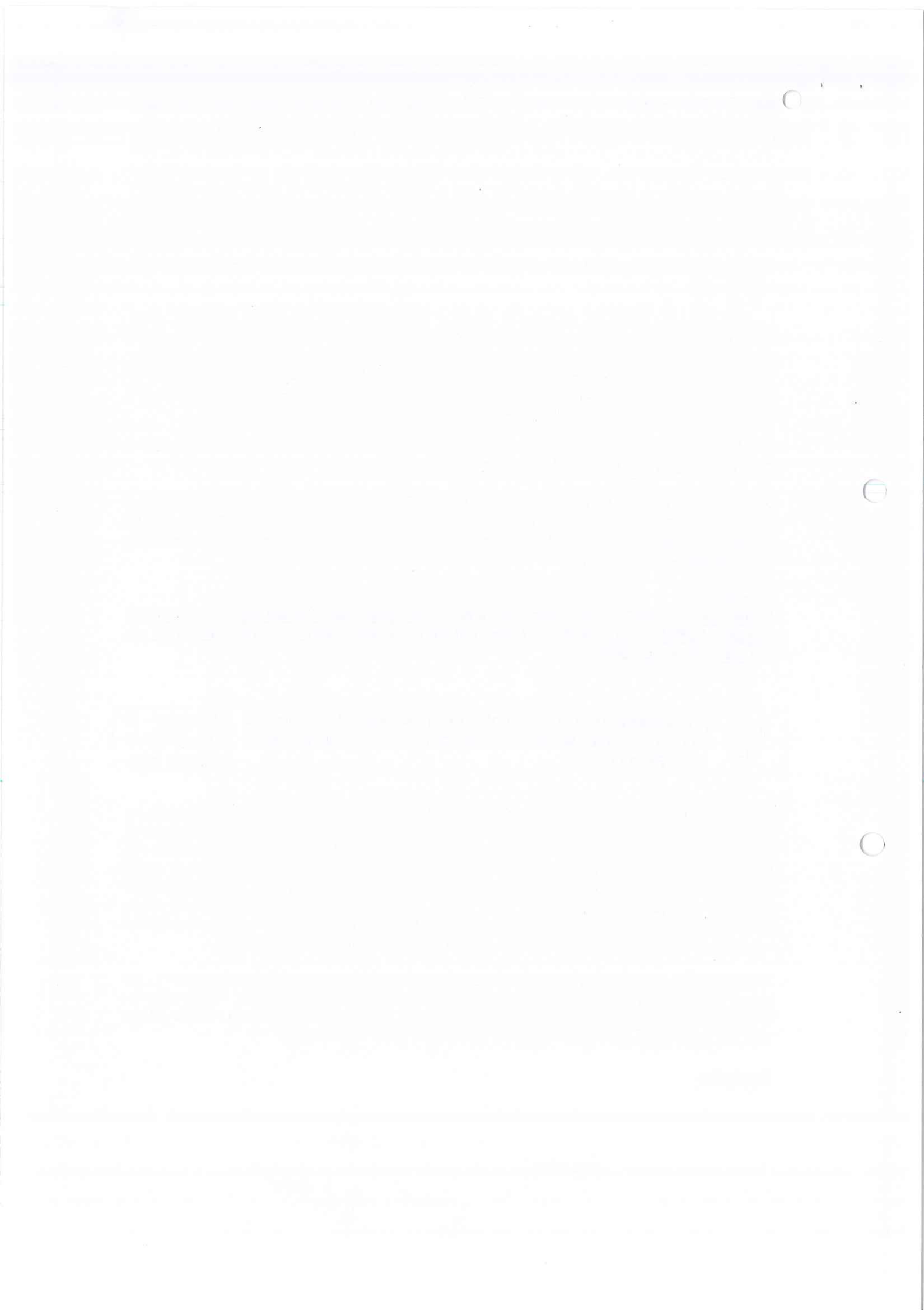
Item # 21.2	To consider the Demolition of existing old Polytechnic buildings in the 2.66 acres site based on Structural Stability, Survey Report and Salvage Value	Annexure – VI-A and VI-B of Agenda Notes
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The Registrar i/c apprised the members that a land parcel of 2.66 acres contiguous and adjoining to the main site was handed over to SPAV by the Govt of AP in May 2017. There are two old buildings built by Govt Polytechnic AP – a hostel building and a dining building on the abovesaid 2.66 acres of land (the AP Govt GO handed over the site to SPAV mentioning handing over the land and the two buildings). SPAV had constituted an internal committee to study the structural stability of these two old and abandoned building which are approximately 60 years old. This committee headed by Prof. Dr. S. Ramesh, and having structural external expert Prof. Dr. Panduranga Rao submitted its report that both the building are in dilapidated condition, they are old, would not suit the purposes of SPAV and hence recommended dismantling of both the structures.

The BWC members had visited both of these buildings prior to this meeting as a part of site inspection. In that regard, a survey report with salvage value has been prepared by 'R&B Dept of Govt of A.P'. The Salvage value of the building is Rs.22,25,000/- and cost of dismantling is Rs.31,44,000/-. (placed as Annexure VI-A for salvage value and survey report and VI-B for draft tender document, as part of Agenda Notes).

Conclusion:

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After detailed discussion, the BWC noted the Structural Stability Report of SPAV and the Survey Report by R&B Dept of GoAP for the demolition of the two SPAV new Campus. However, the BWC said that SPAV should request CPWD Vijayawada to take up the demolition work as a separate project. If the CPWD refuses, the SPAV may consider awarding the work to R&B Department of the GoAP as per the salvage value report prepared by them.

Item # 21.3	To consider the Construction of Compound / Retaining wall on the 2.66 acres site (presently without boundary wall on two sides)	Annexure - VII-A and VII-B of Agenda Notes
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The Registrar i/c informed the members that in the 2.66 acres land parcel contiguous and adjoining the main site, which was handed over to SPAV by the Govt of A.P. is open on two sides without any boundary wall, and has an old dilapidated wall along one side facing main road. Also, constructing the additional boundary wall along three sides of 2.66 acres site is not within the scope of the work of CPWD (letter annexed herewith as Annexure VII-A of Agenda Notes of this meeting).

In view of safety and security of the newly built campus and the students and hostels, it is proposed to build a compound cum retaining wall on three sides of the 2.66 acre site. The preliminary detailed estimate for this compound wall is as placed as Annexure VII-B with financial implication of Rs.1.99 crore. The detailed design will be developed subsequently and reviewed so that it becomes more economical and the work will be executed at SPAV level.

Conclusion:

After detailed discussions, the BWC mentioned that since this is an additional land allotted in May 2017, a temporary chain link fencing with sign boards to be taken up for the time being instead of retaining wall. Accordingly, after revising the estimates with chain link design, approval of FC shall be obtained in its upcoming meeting.

Item # 21.4	To consider the ICT (Information and Communications Technology) Infrastructure i.e. Cabling and Equipment for Dining cum Faculty/Guest block and Equipment for Institute block.	Annexure - VIII of Agenda Notes
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In anticipation to the near completion of the Academic building in May, 2018, and shifting and start of operations in new campus from July 2018, it is proposed to procure & install Active Components (i.e., CCTV-Cameras and accessories, Switches and Wi-Fi Access points, Firewall and wifi controller units, thin client, Voice system-IPBX, Servers and storage units, E-notice board, Projectors etc) so as to make the building functional in terms of networking and IT infrastructure to meet the day to day Academic and Administrative works. Keeping in view the budgetary provision the FC and BoG had sanctioned an amount of Rs.24.72 lakhs for IP surveillance system.

Accordingly, the cabling work for CCTV and wi-fi for the hostels and Institute Block has been initiated as per GFR-2017 guidelines and GeM and work is under progress since CPWD is not willing to take up this work.

Since the matter was approved in principle in previous BWC, detailed estimate (as herewith in Annexure VIII of Agenda Notes) shall be placed in upcoming FC.

Conclusion:

The BWC noted the need for installing ICT components for security systems and internet but as recommended in previous BWC, requested to put this item in FC and BoG, with detailed break-up and full reasoning of amount spent and about to be spent with regard to ICT of the whole campus.

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Item # 21.5	To consider the Construction of outdoor sports facilities in the new campus	Annexure - IX-A AND IX-B
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It is proposed to provide sports facilities like Jogging track, Basket Ball court, Badminton court, Tennis court, Volley ball court, Cricket and Football grounds in the available area of 2.66 acres of land parcel. For carrying out the above said activities, financial implication of Rs.30 lakhs for the year 2017-18 and Rs.50 lakhs for the year 2018-19 and Rs.20 lakhs for the year 2019-2020 has been projected in the revised DPR totalling Rs 1 Crore.

A Letter Ref.No.SPAV/Admn/DPR/2017/9045 under the head Play Ground under Table 6.5(b) point-6,. The work will be undertaken in the Grant-in-aid allocated to SPAV for the year 2018-19. The work is to be carried out in the interest of the students and the Institute. This item is placed at Annexure IX A and B .

The item was deferred in the previous BWC as DPR was not finalised. The total financial implication is Rs.97 lakhs approximately for providing the outdoor facilities to students. As SPAV is close to shifting to the new campus, the item is placed before BWC and subsequently shall be placed to FC and BoG, the Detailed Annexures are attached as Annexure IX-A and IX-B.

Conclusion:

After detailed deliberations, the BWC noted the need for sports facilities and suggested that the item stands deferred and to be taken up after the approval of RCE by MHRD.

Item # 21.6	To consider the proposal for furnishing of the Auditorium by inviting EOI	Annexure - X
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The Registrar I/c, SPA Vijayawada apprised the BWC the need to float the Expression of Interest for awarding the work of designing of auditorium finishes like acoustics, seating, flooring, lighting, sound system, stage and projection system etc. and execution as per Gol procedures to the Building and Works Committee. It was also informed to BWC that the auditorium finishes were not included in the approved Preliminary estimates. The financial implication for Designing and Execution of the Auditorium finishes is Rs.3.44 crores approximatel as detailed in Annexure X of this Agenda Notes of this meeting.

After detailed deliberations, the BWC noted the need for furnishing the Auditorium facilities and suggested that the item stands deferred and to be taken up after the approval of RCE by MHRD.

Item # 21.7	To consider Fixing of Room Rent to the Faculty Block / Guest House of SPAV	
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The Faculty Block constructed at the permanent campus of SPAV was occupied w.e.f. January, 2018. The Faculty Block consists of 28 rooms (VVIP rooms -2, VIP rooms-6 and no. of Faculty rooms - 20). In this regard some agencies are approaching SPAV to rent / lease the premises for their offices. In this regard SPAV had written a letter to CPWD requesting for estimating Fair Rent for the faculty block. However, CPWD responded vide letter23(2)/2018.SPAPC/51 dated 27.02.2018 that they would be unable to assess and give Fair Rent Certificate (FRC) to SPAV being a government building as the CPWD gives FRC to private buildings only.

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- Thereafter SPAV made a market survey on the existing rents applicable in State govt. guest houses and also studied guest house room rents of NITs and IITs in the region. Accordingly, SPAV proposes the following rents for the different categories of the rooms and proposes the following:

Per day Tariff:


VVIP Room – Rs.2100/- per day

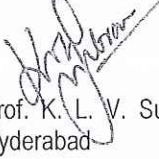
VIP Room – Rs.1500/- per day


Faculty room – Rs.1200/- per day

After detailed deliberations, the BWC noted the need for fixing the tariffs. However, BWC noted and suggested the item to be reported in the upcoming FC and BoG.

Since there were no other items for discussion, the meeting ended with a note of thanks to all.

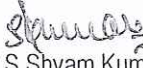

Shri B. K. Bhadri, MoHRD, Gol

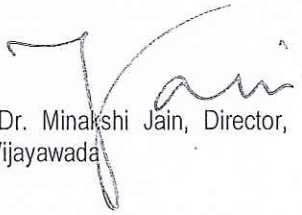

Prof. K. L. V. Subrahmaniam, IIT
Hyderabad


Shri G. V. N. Partha Sarathi,
APSPDCL, Govt of A.P


Dr. Ayon K Tarafdar, Chairperson,
Campus Development Committee ,
SPA Vijayawada


Asst. Prof. Kranti Kumar Myneni,
CDC Member


Shri P.V.S. Shyam Kumar, Registrar
I/c., SPA Vijayawada


Prof. Dr. Minakshi Jain, Director,
SPA Vijayawada

