

**SCHOOL OF PLANNING AND ARCHITECTURE,
VIJAYAWADA**

**BUILDING AND WORKS COMMITTEE MEETING HELD ON THURSDAY
30.09.2010 AT ITPI, 4A I.P. ESTATE, NEW DELHI – 110 002**

MINUTES OF THE MEETING

The meeting was attended by the following :-

Shri Mahendra Raj, Chairman

Dr. Harvinder Singh, DS, MHRD Govt. of India, Member

Shri D.S. Meshram, Member

Ar. Balbir Verma, Member

Prof. Shovan K Saha, Director, Member

Shri Navin Soi, Director (Finance) MHRD, Govt., of India was unable to attend the meeting and Dr. Y. Medury, CEO, Jaypee Institute of Information Technology, Noida was unable to attend the meeting due to prior commitments.

After welcoming and thanking the members present for the meeting, the Chairman introduced the Agenda items. The items were discussed as below :-

Item No. 1

Reporting of Minutes of BWC Meeting held on 7.09.2010 at IHC, Lodhi Road, New Delhi, with detailed note on criteria for short listing of architects who responded to EOI published on June 4, 2010

The "Detailed Note on the criteria which were adopted for the evaluation of applications received in response to the EOI" as recorded in item 1, and the "Procedure to be adopted for appointing the Architect" as recorded in item 2, of the "Minutes of the Building and Works Committee Meeting held on Tuesday 7.09.2010 at India Habitat Centre, Lodhi Road, New Delhi, were discussed and approved by the Committee as recorded.

The Director was requested to include these recommendations in the next meeting of the BOG for further directions.

Item No. 2

Proposal for construction of temporary buildings on 7 Ac site on ITI Road, Vijayawada.

The Director had prepared a comprehensive note on the immediate requirements of additional area for proper functioning of SPAV for the next academic year. He was requested by the Chairman to explain its contents to members of the committee.

The Director explained that at present so far as "**Academic Spaces**" are concerned SPAV is functioning from some old repaired buildings and three semi permanent halls made available by ANU. The approximate area of the total area being used is 3200sqm. However, an additional 2700sqm is under boys' and girls' hostels taken on hire at Vijayawada and Guntur.

Regarding the "**Hostels**" the students are lodged in five different locations (1) boys' hostel in ANU campus, (2) girls' hostel in ANU campus, (3) boys' hostel in Vijayawada city, (4) girls' hostel in Vijayawada city and (5) boys' hostel in Guntur city.

The students staying in Vijayawada and Guntur city are provided with buses for facilitating travel between their Hostels and ANU Campus for attending the classes.

The Director further explained that the Academic spaces are presently crowded and as such there are no appropriate Lecture Halls, Laboratories, Workshops and most importantly, Library. Moreover ANU authorities have expressed that SPAV should vacate the ANU campus buildings latest by May / June 2011.

In view of these problems the Buildings Works Committee and Finance Committee had approved construction of temporary buildings on 7 acres land at a cost of Rs. 3.5 Crores, sometime in March 2010.

The Director suggested that these funds be utilized now and submitted a proposal for temporary construction of an additional area of 6000 sqm in two third of the 7.0 acres of land in the possession of SPAV, as given in *Annexure 1*.

After detailed discussions on this proposal, the committee made the following observations

- (a) Unless a detailed estimate is worked out, it appears that construction of temporary, but completely functional space of 6000 sqm may cost close to 5.0 crores and not 3.5 crores.
- (b) When the original proposal of temporary construction for additional space was considered, it was anticipated that SPAV will be allotted almost 53 acres of additional land (28acre VMC land + 25acre Railway land = 53) where it can build a new campus. Unfortunately this additional land has not been made available so far.
- (c) SPAV is in the process of selecting an Architect through a process of a two stage completion to construct almost 53,000 sqm of space in the existing 7.0 acres of land in its possession. It is anticipated that this process of selection may take another four or five months, and by middle of 2011, construction on the 7.0 acres of land may start. As such it is not considered appropriate to have any temporary construction on two third of this land, at this stage.
- (d) In view of these reasons it may be more appropriate to investigate possibilities of renting the additional space of about 6000 sqm, required by SPAV.

In view of these observations the Director was requested to investigate possibilities of renting space in Vijaywada or around it, which could meet immediate additional requirements of SPAV.

The Director informed the Committee that the current expenditure on hired accommodation was about Rs. 4.6 lakh per month towards rented hostel accommodation for boys and girls in Vijayawada and Guntur and cost of transporting the students living in those hostels to ANU campus for attending classes and back.

The Director further explained that managing the five hostels located in ANU campus on NH5 (2 hostels), Vijayawada city (2 hostels) and Guntur city (1 hostel) in terms of serving food, providing security and housekeeping services etc., is proving to be increasingly difficult. In addition, shortage of space for academic, administrative activities and common facilities such as library, laboratories in the ANU campus is

also proving to be a continuing constraint for smooth and progressive functioning of SPAV.

The Director expressed a desire to investigate possibilities of renting a space which is much larger than the additional space requirement of 6000 Sqm, so that a number of activities which are currently performed in different locations, can be performed at one location.

The Committee agreed with the suggestion made by the Director and appointed a sub-committee consisting of **Dr. Yaj Medury Chairman, Shri D.S. Meshram and Ar. Balbir Verma** to visit Vijayawada and identify an appropriate and desirably self contained accommodation for SPAV for the next two years or more.

The Committee advised that while making this search, standard, approved procedures of advertising in the papers and other print media be adopted, mentioning that period of rent will be a minimum of two years with possible extension on yearly basis.

The Director agreed to take necessary action in this regard, as per recommendations of the BWC, as above.

Item No. 3

Draft RFP for submission of conceptual scheme/ plan for design and development of campus of SPA, Vijayawada

The draft RFP was discussed by the BWC. It was observed that the contents of the RFP were not sufficiently clear, especially in terms of area requirements. It was felt that the area requirements must be worked out according to a well defined phased academic, research and other activities of SPAV. The Chairman suggested that three versions of the RFP may be prepared as below:

1. For internal consumption of BWC and SPAV.
2. For the use of shortlisted architects to be requested for submitting conceptual proposals, representing Stage I of the architectural competition and
3. For the use of further shortlisted architects to be requested for submitting detailed proposals, representing Stage II of the architectural competition.

The Director proposed that by the end of the third week of October 2010, a revised version of the RFP may be presented to the members.

Having no other item on the Agenda, the meeting ended with a vote of thanks to the Chair.

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