

Government College of Engineering, Karad
Building & Works Committee

MINUTES OF 5th MEETING

The Fifth meeting of Building Works Committee of Government College of Engineering, Karad was held on 06th March 2017 at 11.00 am in Meeting Hall. Following members were present for the meeting.

Sr. No.	Name	Designation
1	Dr. P. M. Khodke	Principal and Chairman
2	Shri. N. L. Kulkarni	Member, BoM Nominee
3	Shri. S.S. Mane, S E, P.W. Circle, Satara	Member
4	Ar. Shree Mahajani	Member
5	Ar. Mangesh Phadnis	Member
6	Prof. Umesh L Deshpande	Member
7	Dr. S. S. Valunekar, HOD Civil Engineering	Member Secretary

Prof. S. H. Pawar, Electrical works In-charge of the institute was also present as invited nominee. The leave of absence was granted to Shri. N. S. Pawar, City Engineer, Karad Nagar Parishad.

Member secretary welcomed all the members and with the permission of Hon. Chairman, Member Secretary initiated the proceeding. The minutes of meeting are as below.

Item No. 5.1

To confirm minutes of forth meeting held on 24th November, 2015

The house confirmed minutes of forth meeting held on 24th November, 2015.

Item No. 5.2

To report the action taken on the minutes of forth meeting of Building Works Committee

Member secretary presented the action taken report on the minutes of forth meeting of building works committee before the house. It was noted that the, after taking rigorous follow up by institute and PWD, AA was received for civil repairs for amount Rs. 249.97 lakh. Also house appreciated the proactive action of S.E. PWD who had already initiated tenders for maintenance.

Hon. Chairman has shown a serious concern about slow pace of ongoing landscaping works by Ar. Chandan Patil, along with other issues like reluctance for visit and growth of plants lawn planted in triangles. Further he informed that advance payment is also paid by the institute. Hon. Shri. N.L. Kulkarni, BoM nominee brought to the notice that red soil supplied by the institute was not up to mark which may be one of the reason for non performance of growth of planted shrubs and lawn. Further he also suggested stopping services of Ar. Chandan Patil and to award rest of work to someone else. However, the same should be informed to architect by writing a letter. Ar.

Shree Mahajani and Ar. Mangesh Phadnis assured to provide contacts of red soil supplier for gardening.

Hon. Shri. S.S. Mane, SE PWD shows concern regarding delay in starting work of false ceiling and electrification of auditorium to be carried out at institute level, although approved in the last BWC meeting. Member secretary assured to start tendering procedure of said work at earliest.

With above discussions, the house took the note of the action taken on the minutes of forth meeting of building works committee.

Item No. 5.3

To take review of maintenance and renovation works taken by PWD through PWD maintenance and repair grant.

Member Secretary brought to the notice of house that looking in to urgency and need of the students, Hon. SE, PWD sanctioned total Rs. 91 lakhs through PWD grants for 12 prioritized works and starting execution of following works.

- For academic buildings (08 works) – Rs. 45 lakhs
- For residential buildings (04 works) – Rs.45 lakhs

With the above discussions, the house noted status of maintenance and renovation works taken through PWD maintenance and repair grant.

Item No. 5.4

To note status of maintenance and renovation works as per AA

Member secretary presented the list of maintenance works included in the Rs. 249.97 lakhs to the house. Hon. Shri. S.S. Mane informed the house that after completion of the works included, no demand of the campus repairs should remain unfulfilled. Member Secretary informed that although majority of the items are covered in the said proposal, few items and also widening of roads, replacement flooring inside the hostel rooms etc. are still not covered. Hon. SE suggested to come with then list within a week so that anything which is left can be included before issue of work order.

With the above discussions, the house noted status of maintenance and renovation works as per AA.

Item No. 5.5

To discuss and accord post facto approval to minor maintenance (civil) works carried out by the institute

Member Secretary presented the list of the completed and ongoing repair/renovation carried out by institute in anticipation to BWC. Details are given below:

- 21 Completed works and 01 ongoing work – Rs. 13.07 lakhs

The house suggested to use prefabricated foam based walls 2"thickness for partitioning of class room of civil department.

After detailed discussion, the house accorded post facto approval to minor maintenance (civil) works carried out by the institute.

Item No. 5.6

To discuss and give technical sanction to the proposal for new buildings and recommend for AA to BoM

Member Secretary invited Ar. Madhav Hundhekar, Mitimitra Consultants, Pune, an empanelled architect, for presentations related to proposed buildings. Ar. Madhav Hundekar, Mitimitra presented plan, estimate, structural stability of first floor to existing Dean Academics section (near workshop) and PG building.

Ar. Shree Mahajani suggested detaching staircase from the rest of the structure for Dean Academics extension so as to behave independent structure without transferring load to original structure and also to accommodate existing Xerox center below stairs. Ar. Mangesh Phadnis suggested matching aesthetics look of heritage structure (stone cladding), especially masonry construction. Hon. Shri. S.S. Mane has shown concern about structural stability of the structure. Member Secretary informed that structural stability of the existing ground floor is carried out by Applied Mechanics department of the institute. Hon. Chairman instructed to acquire the certificate to that effect from 3 member committee of Prof. Y.M. Ghugal, Prof. S.K. Hirde and Prof. U.L. Deshpande before commencing the work.

Hon. Chairman informed house that extension of PG building shall be used by 3 departments and hence partitioning of entire construction in 3 parts shall be made. Ar. Shree Mahajani suggested to use 2" thick prefabricated Foam Concrete panels for partition wall for PG building extension so as to reduce dead load on existing building and maintain aesthetics as well. Hon. SE, PWD emphasized on the need of structural audit to be carried out prior to finalization of this proposal by the same committee. Shifting solar and wind mill shall be necessary He further suggested to refer electrical items to electrical department. Prof. S. H. Pawar assured the house that he will check electrical parts once the detailed drawings are made available. Also he assured that RCC design copies of existing building will be made available by PWD, since construction was carried out by PWD in year 2002 only.

After item wise detailed discussions on the estimate, the house unanimously proposed estimated cost as below:

- Dean Academics 1st floor extension (Approx 550 Sqm): 550x1200/- = 66,00,000/-
(plus 5% electrification, 6% DSR cost index for future growth = 06,60,000/-
and 1% labour cess) **Total = 72,60,000/-**
- PG building 2nd floor extension (Approx 330 Sqm): 328x1250/- = 41,00,000/-
(plus 5% electrification, 6% DSR cost index for future growth = 04,10,000/-
and 1% labour cess) **Total = 45,10,000/-**

It was resolved that architect shall provide detailed drawing after incorporating corrections within a week. After receipt of grants, the same shall be sent to all BWC members and consent shall be obtained through mail.

Hon. SE also suggested to decide standard colour scheme for academic and residential buildings and the same should be informed to PWD. So that in future whenever PWD does colouring, the same shall be followed.

With above discussion, the house gave technical sanction (TS) to both proposals and recommended for AA to BoM.

Item No. 5.7

To discuss and give technical sanction to the proposal for new Sports Complex building and development of play ground and recommend for AA to BoM

Ar. Madhav Hundekar, Mitimitra, the empanelled architect was invited in the institute to understand the requirements of sports complex like badminton, chess, carom, table tennis, changing room, lavatory, water supply, stores etc and was prepared proposals having holistic approach containing sports complex along with development of play ground. The architect presented layout drawings and presented plan, estimate for proposed options.

Ar. Mangesh Phadnis and Ar. Mahajani suggested not to include Kabaddi as indoor game. Prof. U.L. Deshpande suggested to change orientation of sports complex so as to avail more space for ground. Hon. S.S. Mane instructed that although execution will be carried out in phases but phasing should be done in such a way that during construction of later phase utility of existing building should not hamper.

After detailed discussion, house unanimously decided to adopt option no. 1 (as enclosed) with few modifications. Further it is also resolved that total holistic proposal comprising of G+2 sports complex with play ground development should be kept before BoM for AA and may be executed in phases. Total approximately costing is around Rs. 20 Cr with total costing of sports complex around Rs. 8 Cr. Out of total proposal only ground floor construction worth around Rs. 1.65 Cr can be undertaken under gymkhana fund and also some part of corpus in coming financial year as a first phase.

It was also decided to inform MJP for abolishing of existing ESR. Also the architect should suggest indigenous plantation in the area.

With above discussion, the house gave technical sanction to the proposal for new Sports Complex building and development of play ground and recommend for AA to BoM.

Item No. 5.8

To discuss and give technical to the proposal for new Concrete Technology laboratory and recommend for AA to BoM

The committee visited the site for understanding feasibility and elevation. The committee has given instructions on the spot with respect to modifications in drawings and design. After verifying drawings, estimate and RCC drawing house resolved to give technical sanction for proposal of RCC construction of Concrete Technology lab (Rs. 22.19 lakhs) under corpus. The house also recommended for AA to BoM.

Item No. 5.9

To discuss and give technical to the proposal for new Automobile laboratory and recommend for AA to BoM

The committee visited the site for understanding feasibility. After verifying necessity and drawings, estimate, house resolved to give technical sanction for new load bearing construction of Automobile lab to back side of IC engine lab (Rs. 16.00 lakhs). The house recommended for AA to BoM.

Item No. 5.10

To discuss and approve proposed minor repairs/refurbishment works of academic complex at institute level

Member Secretary presented the list of various repairs/renovation/refurbishment works proposed by various departments of the institute for F.Y. 2017-18 for providing good academic ambience to students and faculty.

Further house checked item wise and approved all the proposals. Hon. S.S. Mane SE PWD further suggested that although various works are proposed by different departments amounting Rs. 84.85 lakhs but since institute is same, as per new GR issued by the State Government it is mandatory to do tendering of all packages taken together. In other words it will be a single tender amounting Rs. 84.85 lakhs. Further he told that institute can execute package wise at different time and can make payment of concern work only as a running bill, although a single work order is given for whole amount. For non DSR items rate analysis should be certified by empanelled architect or BWC expert member.

With above discussion, the house discussed and recommended for budgetary provisions.

Item No. 5.11

To discuss and recommend establishment of maintenance section for institute

After autonomy, the institute started doing refurbishment, repairs and minor construction work institute level. It has been observed that the refurbishment proposed in last year budget could not be completed due to insufficient manpower. Therefore, Member Secretary presented the proposal for strengthening maintenance section. The committee also suggested to appoint Auto CAD operator alongwith proposed 2 supervisors. Hon. Shri. Mane suggested to appoint retired persons from PWD/Irrigation who normally have rich experience in civil works and honorarium can be paid as per GR.

With this suggestion, the house recommended establishment of maintenance section for institute.

Item No. 5.12

Any other item with the permission of chair

As there was no item, the meeting concluded with vote of thanks by Member Secretary.


(Dr. S. S. Valunjkar)
Member Secretary


(Dr. P. M. Khodke)
Chairman