
MINUTES

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Sixteenth Meeting of the Building and Works Committee

February 08, 2014 at 11.00 AM
Hotel Taj Gate Way, Vijayawada, Andhra Pradesh



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



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

Minutes of Sixteenth Meeting of the Building and Works Committee of SPAV held on February 08, 2013 at 11.00AM at Hotel Taj Gate Way, Vijayawada, A.P.

Members present:

S.No.	Name	Member/Chairman/ Special Invitee
1	Prof.Dr. S.K. Khanna	Chairman, BoG
2	Shri Mahendra Raj	Chairman
3	Shri Rajesh Singh, Director, MoHRD, New Delhi	Member
4	Shri Alex P Thomas, MoHRD, Gol	Member
5	Shri Pawan Kumar, TCPO, MoUD, Gol representative	Member
6	Shri Vijay Kapse, ITPI representative	Member
7	Prof.Dr. N. Sridharan, Director, SPAV	Member
8	Prof. Manaswini Acharya, IMI, New Delhi	Special Invitee
9	Shri. Sushant Baliga, ADG, CPWD (Retd)	Special Invitee
10	Shri Sridhar, Executive Engineer, SPAV Division, CPWD, Vijayawada	Special Invitee
11	Prof Dr S Ramesh, Head, Department of Architecture, SPAV	Special Invitee
12	Shri G Karteek, Asst. Professor, Department of Architecture, SPAV	Special Invitee
13	Dr.P.Krishna Mohan, Registrar, SPAV	Member Secretary

Ar. Balbir Verma and Dr Yaj Medury expressed their inability to attend the meeting due to prior commitments.

Shri Mahendra Raj, the Chairman welcomed the BOG Chairman, Members, and Special Invitees to the meeting. At the outset he expressed his deep gratitude to Prof S.K.Khanna for giving him the opportunity of guiding a young professional institution in the initial years for its campus building. Prof S.K.Khanna, who was also present in the meeting, appreciated the contribution of Shri Mahendra Raj for the Building Works Committee during the last five years. Shri Mahendra Raj expressed his sincere thanks to all the members and special invitees for their cooperation during his tenure.

Item # 1	To confirm the Minutes of the Emergent Meeting of the Building and Works Committee of SPAV held on 31st July, 2013 at India International Centre, New Delhi
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The Committee approved the Minutes of the Emergent meeting of Building and Works Committee held on 31st July, 2013 at MCRHRD, Hyderabad.

Item # 2 To consider and approve the revised Campus Building estimate at ITI road, Vijayawada

The initial estimate prepared by CPWD for Rs. 135 crores, which was once revised to Rs. 136.0618 crores and later to Rs. 148.3138 crores after including 3% contingencies, 5% VAT, and 1% AP works Cess which are mandatory stipulations. (See Annexure I)

The Committee deliberated and approved the revised estimates of Rs. 148.3138 Crores (Rupees One Hundred Forty Eight crores Thirty one lakhs and Thirty Eight Thousand only), on account of mandatory stipulations, for the Campus Building at ITI road, Vijayawada, as furnished by CPWD.

The Committee approved the revision of cost from Rs.135.00 Crores earlier approved in Resolution No. 74 of BOG meeting held on July 5, 2013 to Rs.148.3138 Crores (Rupees One Forty Eight Crores Thirty One Lakhs and thirty Eight Thousands only) for the Campus Building at ITI road, Vijayawada, as furnished by CPWD.

Item # 3 To review the status of Campus Development project of SPAV at ITI road, Vijayawada

The Chairman reviewed the progress of the Campus Development Project and inquired about the reasons for delay in achieving the milestones fixed in the BWC meeting held on June 26, 2013 as given below:

Sl.No.	Activities Proposed	Revised Dates
1	Submission of drawings for Statutory approvals	July 15, 2013
2	Submission of detailed estimates and drawings to CPWD	Sept. 1, 2013
3	Issue of Notice inviting Tender by CPWD	Oct. 15 2013
4	Award of work by CPWD	Nov. 15 2013
5	Commencement of work at Site	Dec. 3, 2013



The delay has been attributed to the following main reasons some of which are elaborated further in Annexures - II and III, drafted by the Registrar SPAV.

1. It took time to acquire the additional 2.66 acre of land, as a result there was delay in deciding as to which of the facilities accommodated in the entire land of 7 acres in our possession earlier should be shifted to the additional land of 2.66 acres.
2. There have been delays in finalisation of drawings and estimates by the Architect as required by the BWC Sub Committee and CPWD.
3. There have been delays in obtaining approvals from various authorities.
4. There have been delays in appointment of an effective Project engineer who can monitor all the activities related to the project and ensure their completion in time. Appointment of such a Project Engineer had been fore seen much earlier and the BOG had cleared it in a meeting held on March 7, 2012 in item No. 4.
5. In the absence of such a Project Engineer there was no one from the faculty or the Administration who effectively monitored progress of the Project.

It is now anticipated that tenders for all the buildings and facilities in the 7 acre plot except for the Administrative Block will be floated by end of March 2014.

The committee has made a note of the present status of campus development and suggested Director SPAV to appoint a Senior Project Engineer and take appropriate action to speed up the construction process considering all the topographic conditions of the site, and also suggested that CPWD should go ahead with the tendering process.

Item # 4	Any other item with the permission of the Chair
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- 4.1 The Chairman BWC placed on record his comments in response to an earlier letter received by him from Dr. Ramesh and hoped that issues as mentioned in this letter (See Annexure IV) have been taken care of by SPAV, CPWD and the Architect.
- 4.2 Shri Rajesh Singh, Director MOHRD pointed out that for smooth & speedy execution of the Project, the relationship between the Architect, SPAV and CPWD should be reviewed by the Director SPAV.
- 4.3 A brief note on "Selection of Architect for SPAV Campus and payment of his fees" is given in Annexure V, as prepared by Registrar SPAV.



- 4.4 The Chairman recommended that the work of BWC-Sub Committee was not yet over & this Sub Committee should continue. It was also recommended that Sh. Balbir Verma, Architect and Sh. Sushant Baliga Retd. ADG CPWD be retained as members or special invitees in this sub-committee in order to retain continuity in the approvals of drawings & designs of the SPAV Campus.

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

A handwritten signature in black ink, appearing to be 'JW', is located on the right side of the page.

योजना तथा वास्तुकला विद्यालय, विजयवाडा
School of Planning and Architecture, Vijayawada

Note Submitted:

24/01/2014

Revised Estimate Break up as per CPWD Provisions/taxes		
Sl no	Description of building	Amount of preliminary estimate sanctioned
1	Institution Building	782696676
1.1	Contingencies @3%	23480900
1.2	VAT @ 5%	39134834
1.3	AP Workers Cess @1%	7826967
	Total in Rs	853139377
A	Total Rounded to nearest 1000	Rs.85,31,39,000/-
2	Girls Hostel Building	121230270
2.1	Contingencies @3%	3636908
2.2	VAT @ 5%	6061514
2.3	AP Workers Cess @1%	1212303
	Total in Rs	132140994
B	Total Rounded to nearest 1000	Rs.13,21,41,000/-
3	Boys Hostel Building	278174530
3.1	Contingencies @3%	8345236
3.2	VAT @ 5%	13908727
3.3	AP Workers Cess @1%	2781745
	Total in Rs	303210238
C	Total Rounded to nearest 1000	Rs.30,32,10,000/-
4	External Development	78476071
4.1	Contingencies @3%	2354282
4.2	VAT @ 5%	3923804
4.3	AP Workers Cess @1%	784761
	Total in Rs	85538917
D	Total Rounded to nearest 1000	Rs. 8,55,39,000
5	Kitchen/Dining/Visiting Faculty	100100165
5.1	Contingencies @3%	3003005
5.2	VAT @ 5%	5005008
5.3	AP Workers Cess @1%	1001002
	Total in Rs	109109180
E	Total Rounded to nearest 1000	Rs. 10,91,09,000/-
F	Grand Total Revised including Provisions/Taxes(A+B+C+D+E)	Rs.1,48,31,38,000/-

SPAV- Land Allotment- Chronology of Events

- Sri Asutosh Mishra, Pri.Sec, GoAP- 12/11/2008 – He wrote DO letter to Sri NK Sinha, Js MoHRD to send a team to inspect the land of Govt. Polytechnic College, Vijayawada to set up SPAV campus;
- Sri N.K.Sinha -4/11/2008- proposed inspection team – Dr Thiruvengadam, Sanjuktha Bhaduri and Prof. Manoj Mathur, all from SPA, New Delhi have visited the Polytechnic site said in all 12 acres can be taken for SPAV- state govt. Reportedly assured that Boys hostel will be relocated- the committee felt that for campus development the site and its location are good – but residential requirements are to be met elsewhere;
- Again on 22/4/2009 another committee from SPA, New Delhi has visited Polytechnic campus and discussed about configuration of land- Prof Manoj Mathur, Prof Chaaya, tech.ed. rep. Sri Kesava Rao and Principal, Polytechnic were present-the team concluded that 11.6 acres can be given to SPAV- 6 mts width internal road to access the hostel be given to polytechnic- final meeting to be called at Hyderabad.
- Prof S.K.Saha joined as Director, SPAV, on 4th Aug, 2009 – a Site Selection committee was appointed by MoHRD and GoAP- SSC visited Vijayawada on 18th Aug,2009 (and 19th) and verified FIVE sites shown by the district administration;
- The committee consists of Commissioner, Technical Education, GoAP, Director, IIT, Hyd., Director, SPAV and Dy.Sec, MoHRD and a professor from SPA, New Delhi;
- The committee gave two options- 35 acres at Agiripalli which is 25 KM away from Vijayawada- provided state government arranges road and separate water supply pipeline- or else three parcels of land in Vijayawada city be taken- 10 to 15 acres in Polytechnic campus (exhibitions, seminars etc.), 28 acres of VMC land of dumping yard with 1.5 mts depth of solid waste in Mutyalampadu which is to be given after clearing (construction of computer labs etc.,) and 25.5 acres of land in Machavaram recently given to Railways as compensation for giving land to BRTS road- the committee asked that polytechnic land be handed over within one month and other

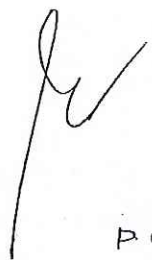


two parcels in three months; it was noted that the distance between polytechnic college and other two sites, which are co-located in Ajit Singh Nagar, is 6 KM;

- The SSC has assured that MoHRD will sanction financial assistance to Govt. Polytechnic to shift its hostel to new location if proposals are submitted;
- The BoG of the SPAV in its emergency meeting dated 10th Sep,2009 has approved the report of the committee and requested GoI to arrange for the land;
- Secretary(HE), MoHRD addressed the Chief Secretary, GoAP -23rd Oct 2009- informed that the Hon'ble Minister for HRD approved the second option of having three parcels of land – requested to handover the land- 10.23 acres of Polytechnic land, 28 acres of VMC dumping yard and 25.5 acres of land given to Railways;
- Prl. Secretary, Higher Education, GoAP -20/1/2010- asked Commissioner, Technical education to hand over 7.00 acres to SPAV- addressed Collector, Krishna to pursue the other two parcels of land- Polytechnic College handed over 7 acres in Feb,2010;
- Hon'ble chief Minister of A.P- 23/3/2010-while reviewing the development works of Vijayawada instructed to allot 10,28, and 25.5 acres of land to SPAV;
- Collector, Krishna has addressed the VMC and DRM, Railways to give land to SPAV- VMC in its resolution dated 16/4/2010 resolved to allot 28 acres of dumping yard to SPAV subject to equal cost of land to be allotted to VMC by the District authorities for JNUURM housing- Railways have not responded to the proposal;
- NK Sinha, JS to MoHRD- several letters to Prl.Sec (HE),GoAP-12/5/2010 and 24/8/2010- expedite action on balance 3 acres of polytechnic land and action on other two sites- likewise Dy.Sec Sri Harvinder Singh also requested state Govt. -7/3/2011;
- Director, SPAV informed MoHRD-3/5/2012- the dumping yard site of 28 acres is not fit for construction as per the report of expert committee due to possible pollution and long gestation period to prepare the land;



- District Collector, Krishna to Director, SPAV-29/8/2011- four alternate lands are proposed for remarks- 74.40 acres of Govt. land at Kondapalli (SPAV rejected stating that it is hillock with quarrying and pits), 49.52 acres of APHMEL land (SPAV rejected as it is distant from Vijayawada and nearer to High tension electric line abutting to railway track with heavy traffic), 57.39 acres of private land at Guntupalli through land acquisition and 59.25 acres at Nunna through land acquisition;
- Secretary(HE),GoI to Prl.Sec (HE),GoAP-2/3/2012- only 7 acres given and 3 acres to be expedited- action on other two parcels of land;
- May,2012- boundary fixed for 7 acres of land at polytechnic land ;
- Collector, Krishna has addressed Prl.Sec, HE, GoAP for decision regarding the land identified by the School nearer to Gannavaram airport- 30.05 acres which was given to RTC in 1989(3acres only used out 33 acres allotment) and 43.24 acres out of site given to Nagarjuna Univ. Veterinary college (10.22 acres only used out of 53.46 acres allotted);
- The Chief Commissioner for Land Administration, Hyderabad to Director, SPAV-16/8/2012- reduced land requirement so that the Vet. college land can be used by both the institutions and also for future public purposes;
- Dt. Collector, Krishna to Secretary, Revenue, GoAP- 18/8/2012- land alienation proposals to transfer title deed of 7 acres of polytechnic land to SPAV submitted- Land Management Authority has to take decision during Nov after which Cabinet resolution is needed to issue orders;
- District Collector, Krishna has submitted land alienation proposal to CCLA, Govt. of A.P. vide letter dated 24.01.2013 for 2 acres and 66 Cents.
- The CCLA Office has addressed the Principal Secretary (Education) furnished justification for both 7.00 acres and 2.66 acres.
- The Principal, Polytechnic College handed over Acres 2.74 cents to the Director, School of Planning and Architecture, Vijayawada on 09.01.2013
- District Collector, Krishna submitted further report on Acre 9.66 cents to CCLA, vide letter dated 02.03.2013 valuing the land as Rs.250.00 crores approximately @ Rs.50,000/ per sq.yard.



- GoAP has released an amount of Rs.200.00 lakhs for Construction of Hostel building for Government Polytechnic in Vijayawada under the scheme Special Development Fund during the year 2013-14 vide G.O. Rt.No.1051 dated 22.11.2013. This was done to enable the Govt. Polytechnic College, Vijayawada to handover 2.66 acres of land to SPAV where their Hostel is located.
- Sep,2012- MoS for MoHRD Smt. D.Purandeswari addressed the Chief Minister, AP asking for title deeds for 7 acres of land and also for transfer of 3 acres of polytechnic land and assured financial assistance from MoHRD for polytechnic college;
- The Land Management Authority has passed resolution recommending alienation of 9.66 acres of land in favour of SPAV to GoAP during 20th March,2013.
- The State Cabinet has resolved to alienate the land in favour of SPAV
- The GoAP has issued G.O.Ms.No.518 dated 28th Sep,2013 alienating the land in favour of SPAV
- The mutation was recorded in the land records in favour of SPAV for 9.66 acres of land on 21st Dec, 2013.
- On 3rd Jan,2014,the Director, SPAV has addressed the Pri. Secretary, Higher Education, GoAP for further allotment of 30.00 acres of land near Gannavaram Airport.



STATUS OF SPAV CAMPUS

as 07th February, 2014

The cost estimate based on PAR 2012 of Rs.135.00 crores was approved in Resolution no. 74 of 16th minutes of BoG, excluding faculty housing. The estimate of Rs.148.31 Crores was submitted by CPWD for approval adding the requisite provision and taxes to the approved cost of 135.00 crores.

Against to the approved estimate of Rs. 31.67 crores (excluding applicable taxes) for Boys and Girls hostel, the consultant Architect has submitted Rs.40.7 crores (excluding applicable taxes) in the revised BOQ on 03/02/2014 .The drawings, estimates and BoQ's for other remaining blocks are yet to be received from the Consulting Architect.

A mail has been sent to Consulting Architect and CPWD to send the phase wise programme, however the present status of the work has been given below with reference to the milestone dates projected in BWC meeting held on June 26, 2013 enclosed as Table - I.

As per recent meeting with the CPWD Engineers on 03/02/2014, it has been brought to the notice that the recent BOQ for Boys & Girls Hostel has to be discussed with consultant.

P.G

Table - I

S.No.	Activities Proposed	Target Dates	Submission by the Architect	Status of Approval/Remarks
1	Submission of drawings for Statutory approvals	July 15, 2013	August 17, 2013 to Municipal Corporation (Incomplete)	Pending
			August 17, 2013 to State Environmental Clearance	Clearance given on October 25, 2013
			September 13, 2013 to Airport Authority	NOC received on October 31, 2013
			September 09, 2013 to Fire Authorities (Incomplete)	Fire approval received on January 19, 2014
			December 12, 2013 pollution control board NOC	Pending
2	Submission of detailed estimates and drawings to CPWD	August 23 for hostels and September 01, 2013 for Institute and Dining block	First draft submission on September 13, 2013	Revisions recommended by CPWD
3	Meeting with Shri Mahendra Raj and Structural consultant (September 12, 2013)		Structural Drawings received on October 18, 2013	
	Structural design report		October 23, 2013	
	Submission of drawings for Statutory approvals		October 29, 2013 Part submission (Structural reports and models) to Municipal Corporation	Municipal approval pending
	Structural design basis report for hostels		December 04, 2013 to CPWD	
4	CPWD meeting in Hyderabad on BoQ's and Tender drawings for Hostels on December 20, 2013	Revisions recommended by CPWD and target date for submission was January 11, 2014	Drawings on January 27, 2014 and BoQ's received on January 30, 2014	BoQ's still not in order, sent to CPWD for further comments and preparation of final Tender documents
5	Issue of Notice Inviting Tender by CPWD	October 15, 2013	NA	
6	Award of work by CPWD	November 15, 2013	NA	
7	Commencement of work at Site	December 03, 2013	NA	

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Dear Dr. Ramesh,

Please refer to your letter of January 3, 2014.

I have noted minutes of the meeting convened by CE CPWD and held in Hyderabad on 20/12/2013. I am glad that various issues concerning the project were discussed.

Even though last paragraph of the minutes mentions when the final BOQ will be submitted to the Clients, a detailed programme for invitation of tenders, award of work and commencement of Construction does not appear to have been discussed. Please request CE CPWD to frame such a programme, in consultation with SPAV and the Consultants, and pursue it so that Construction can start as early as possible. Just to remind you, in the BWC held in Delhi on June 26, 2013, where you were also present, it was decided to start Construction on December 3, 2013. The other milestones were as follows. We have already lost considerable amount of time and must try to make up as much as possible:

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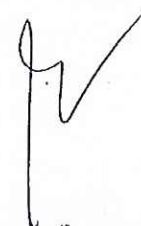


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I have the following additional comments on some of the issues discussed during this meeting and request you and CE CPWD to look into these.

1. It is important that we have on record separate "Design Basis Reports" of Structure, Electrical Works, Water Supply, Drainage, Waste and Water disposal, firefighting etc. In case these have not been prepared earlier, we should ask the Consultants to prepare these reports which CPWD has to scrutinize and approve.
2. Part of the land handed over to SPAV is low lying where water stagnates through the year. I am sure levels of this low lying area, those of other parts of the land, of internal roads, of city roads, and plinth levels of the existing buildings, normal flood level, highest

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known flood level, have all been kept in view while taking decisions in the item titled as "**Regarding raising of general ground level**".

3. Regarding the decision to use piles, it has to be linked to the Soil report, recommendations of the Soil and the Structural consultants, and the range of column loads in different parts of the complex. If a discussion covering these aspects took place, before taking a decision to use pile foundations, it has not been recorded. Please do get it recorded now, before I make any comments on this decision.

I will appreciate receiving your response at an early date.

With Regards;

Mahendra Raj





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School of Planning and Architecture : Vijayawada
Established 2008 by Ministry of Human Resource Development, Govt. of India

Ref. No. F.127/2013/Reg/SPAV/05

3rd January, 2014

To
The Chairman,
Building and Works Committee,
School of Planning and Architecture
Vijayawada

Sub: Meeting of CPWD Engineers dated 20/12/2013 for obtaining Clarifications/Suggestions on BoQ for Boys and Girls hostel Buildings-proposed SPAV Campus Development Project.

Respected Sir,

The Chief Engineer, CPWD convened a meeting with the Consultant Architect on 20/12/2013 to discuss the Structural, Electrical and Plumbing drawings and specifications along with items considered in BoQ for SPAV Boys and Girls hostels.

In this regard, Minutes of the meeting are enclosed herewith for kind consideration and approval.

Earlier the Consultant Architect suggested Open Foundation. However, in the aforesaid meeting, CPWD structural Engineers suggested the use of Pile Foundation, for SPAV Boys & Girls Hostels based on detailed soil investigation report. The same is mentioned in the minutes of the meeting. (Item No. 13).

Submitted for approval please.

Encl : Minutes of the meeting dated 20/12/2013.

Yours sincerely,

(Prof. Dr. S Ramesh)
Professor & Head
Department of Architecture
School of Planning and Architecture,
Vijayawada

2/11

MINUTES OF THE MEETING held on 20th December, 2013 at Conference Hall, Nirman Bhavan, CPWD,
Hyderabad.

Members Present:

- CPWD
1. Sri.M.P.Singh, SuperIntending Engineer (P&A), CPWD, Hyderabad.
 2. Sri.V.Tara Singh, Executive Engineer(P), CPWD, Hyderabad.
 3. Sri. S.Raja Gopal, Executive Engineer(P&A)E, CPWD, Hyderabad.
 4. Sri.M.V.Rao, Executive Engineer(E),VCED, CPWD, Visakhapatnam.
 5. Sri.P.J.Srinivas, Assistant Engineer(P), CPWD, Hyderabad.
 6. Sri.K.Ravindra babu, Assistant Engineer(P), CPWD, Hyderabad.
 7. Sri.E.S.Achari, Assistant Engineer, VCESD, CPWD, Hyderabad.
 8. Sri. A.V.Nageswara Rao, Assistant Engineer(HQ), VJCC, Vijayawada.
 9. Sri.S.Ramesh, HOD, Architecture, SPA, Vijayawada.
 10. Sri.P.Pramod, AE cum PO, SPA, Vijayawada.
 11. Ar.Shantanu Poredi, Chief Architect, Mo-OF, Mumbai.
 12. Ar.Manisha Agarwal, Architect, Mo-OF, Mumbai.
 13. Sri.Vishwash R. Mule, Structural Consultant, Mumbai.
 14. Sri.Uday Batwal, Electrical Consultant, Mumbai.
 15. Sri.Aswin Ijantkar, Plumbing Consultant, Mumbai.
 16. Sri.Suhas Ambekar, QS consultant, Baroda.
- Asst

The meeting has taken off at around 11.30 A.M. with the introduction of their team members by respective heads of representatives of various departments/ disciplines involved. The following points have been discussed and conclusions reached as under:

1. Regarding raising of general ground level: The consultant informed that there is no proposal to dispose any waste to external drainage. Entire sewerage is to be connected to Sewage Treatment Plant and rain water is proposed to be used both for recharging of underground water table and domestic use by storing the relatively clean rain water. Hence there is no need of drastically raising the existing ground by six to seven feet. Since the existing ground level is around 50 to 60 cms lower than the crust level of the external road, it is proposed to raise the ground with respect to the crust level of the northern side road by 45 cms at the extreme north and 90 cms at the extreme south side.
2. Common Circulation areas: The consultant has informed that the building is designed as housing falling under category of Residential and hence 1.00m wide corridors and staircases are in order as per provisions of NBC. They further informed that one of the governing factors in deciding the width of the staircases is number of users. Since the subject buildings are well spread and having number of staircases vis' a vis' number of occupants, 1.00m wide corridors and staircases are in order. However, the consultant has proposed to increase the width of corridors which are having open to sky areas on one side by 115mm by reducing the thickness

parapet wall from 230mm to 115mm. Likewise, the consultant has proposed to give clear width of 1.00m to each flight of the staircases by replacing the presently designed railing with centrally located single railing between the flights.

3. Core walls: The consultant has agreed to replace the core wall and slab structures at toilet portions with column & beam frame structures and masonry infill walls to house water supply lines.
4. Girls Housing entrance and fire exits: The Consultant has agreed to provide one fire exit on east side and increase the width of the main entrance from 1.80m to 2.40m.
5. Entrance doors to GD-7, FD-17, SD-27 and TD-36: The consultant has agreed to shift the position of entrance doors of the above rooms to the side of FHC as these doors are presently located just by the side of common toilet entrance doors. But he informed the SPAV representatives that these four will be non-standard rooms with regards to the placement & orientation of furniture inside the rooms.
6. Since the ground level is to be raised, excavated earth is proposed to be used for external filling.
7. Fly ash filling is to be reviewed as per the foundation design.
8. Dry rubble soling under floors: The consultant has agreed to replace the item of dry rubble soling under floors with suitable thick layer of sand which is passing through 600 micron IS sieve between the fly ash filling and PCC.
9. Qty of carting away of excavated earth is to be modified according to the site requirement of excavation and filling.
10. The item of dry rubble soling will be executed under plinth protection.
11. The consultant in co-ordination with the SPAV will find the suitable location for conservation of top soil and prepare the lead chart and accordingly lead in the item will be modified.
12. Levelling course of CC 1:3:6 under foundations is accepted as proposed by the structural consultant.
13. The structural consultant as agreed to consider M-25 grade of concrete in the structural design instead of M-30/M40 and redesign the structure accordingly. Higher grade of concrete may be considered for some structural elements where it is inevitably required.

The consultant Architect has agreed to increase the minimum dimension of the column to 300mm where the span is more than 5mts as per codal provisions. The consultant

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has suggested either increase in column width or introduction of new columns to reduce the span. Accordingly he will come up with the modified architectural drawings within a week time.

As insisted by CPWD, the structural consultant has agreed to redesign the structure considering pile foundation instead of isolated/raft foundation.

The structural consultant has agreed to remove the floating columns and redesign.

14. Provision of expansion joints: The boys housing is in two blocks with one block is extending to 55 mts which is more than codal provision of 45 mts. Since the internal structure of the housing is complicated both horizontally and vertically, it may not be possible to provide expansion joints somewhere in between. And moreover, the consultant is not in favour of expansion joints and suggested to check for the thermal stresses of the structure and of the opinion that the matter should be left to the structural consultant, provided that the conditions of the thermal stresses are satisfied.

15. AAC block masonry is considered in toilets and walls resting on slabs. The strength and chase cutting in AAC block masonry is assured.

Items of half brick masonry are to be quantified in detail.

Item of provision of MS Bars in half brick masonry is to be deleted and it is suggested to have a band at lintel level.

16. It is accepted to delete the items of plaster of paris putty and gypsum plaster. Item of cement based putty will only be considered for application.

In order to bring the finished surface of tile dado flush with the plastered surface above dado, 18mm thick double plastering is proposed.

20 gauge GI Chicken mesh is accepted for execution as proposed by the consultant.

Item of scratch coat with adhesive chemical is to be deleted.

17. Tandar yellow slabs for flooring and external cladding is proposed by the consultant. And it is suggested that the consultant should ensure the availability of size of slabs in the market and accordingly incorporate in the BoQ. Further it is suggested that the samples of the stones are supplied to CPWD to show it to the prospective bidders and obtain their signatures.

External cladding is to be done with 5mm spacers and epoxy grouted. Wet cladding is proposed in general with dry cladding for top most layer with provision of SS clamps.

22 to 25mm thick slabs are to be considered for flooring and cladding.

Mat finished vitrified tile flooring is to be considered in toilets instead of anti-skid vitrified tiles. But anti-skid tiles are to be considered for DA toilets. Brand name and series shall not be mentioned in BoQ.

Item of cement based polymer modified tile adhesive is to be deleted.

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RCC platform to be considered instead of Cudapah stone .

18. JOINERY: The consultant has to come up with alternative to wood as per the requirement of the client. The provision of safety grills, mosquito proof shutters to be considered .Thickness of wooden battens for ventilators over room doors to be suitably increased. SS hinges are proposed to be used totally.

Decorative flush doors are proposed in place of skin moulded flush shutters.

Width of toilet doors is to be increased to 800mm.

Provision of cupboards and connected items to be considered in the BoQ. 70mm thick masonry verticals with polished cudapah slab shelves are proposed .The consultant has to suggest material for provision of shutters.

Items of brass pivots and door stoppers are to be considered in BoQ.

Railing items are to be separated from joinery sub head and listed under steel work.

19. PAINTING: Water based emulsions with low VOC are to be considered for internal and external finishes.

20. WATER PROOFING: The slope of top terraces is to be kept at 1 in 180 and recreation decks & lower terraces at 1 in 350 but a drop of 25 mm to be given at the junction of recreation deck/lower terraces and corridors.

APP treatment to be given to the top terrace instead of integral based water proofing treatment and finishing of crazy Tander is to be provided over APP treatment.

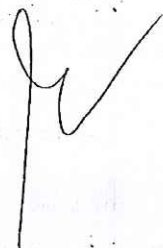
21. INTERNAL WATER SUPPLY: Quantities in BoQ are to be reviewed. Supply lines for hot water tank and fire tank to be of 25mm dia nominal bore to be considered.

22. EXTERNAL WATER SUPPLY: The consultant proposes a over head tank of required capacity over the visiting faculty building to feed the requirements of boys & girls housing and dining & visiting faculty building. Hence the proposal of underground grids of 65/80/100 mm dia is accepted.

23. INTERNAL DRAINAGE SYSTEM: In general the consultant has to verify units of the items and suitably modify. The consultant has to incorporate the missing items as required like 'P' traps for IWCs.

24. EXTERNAL DRAINAGE SYSTEM: In general the consultant has to verify units of the items and suitably modify. Items of extra depth of manholes are to be considered. The External drainage has to be carefully designed in regards to the gradient and dia of pipes, etc. PVC pipes with special inner coating which gives smooth running surface are proposed for external drainage by the consultant.

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25. SANITARY FIXTURES & FITTINGS: item of IWCs is to be considered as decided for 50% of toilets. Low or ultra low capacity cisterns are to be considered in BoQ. Counter sunk wash basins are to be considered in BoQ. Items of angle cock, PVC connections, etc are to be included in BoQ. Material of overhead shower is to be mentioned on the nomenclature. Toilet fixtures for DA persons are to be included in the BoQ.

26. RAIN & STORM WATEWR DRAINAGE: Rain water pipes of 110/160 mm dia to be considered instead of 75mm as required. Internal drainage will be suitably redesigned by the consultant. And the consultant informed that rain water percolation or recharge pits suitably located in sufficient numbers.

The Consultant is suggested to prepare BoQ based on DSR 2013 to the extent possible and non-DSR items should be supported by proper rate analysis based DAR and market rates. Market rates are required to be supported by of quotations.

The Consultant has agreed to provide the revised architectural drawings to the structural consultant in a week time with copies forwarded to SPAV. The structural Consultant will have to submit revised structural drawings in another week time. After that final BoQ shall be submitted to the clients within two weeks.



The points discussed and the decisions arrived in respect of
BOQs of Electrical works of SPA during the Coordination
Meeting at Chief Engineer's office, Nirman Bhavan, Kofl,
Hyderabad held on 20.12.2013.

Mainly the discussions have taken place with reference to the observations point wise made by CPWD and intimated to SPA vide letter no No23(56) / 2013/VCED/ 745
Dated: - 06-12-2013

BOYS HOSTEL

PART 1 :-INTERNAL ELECTRICAL INSTALLATIONS

CHAPTER 1

1. Electrical consultant has agreed to provide the Inventory and the work charts as required by the CPWD.
2. Consultant has agreed to include the required quantity of power wiring for proposed geyser points.
3. It is agreed upon that the circuit wiring for single rooms and toilets and terrace areas is with 2.5 sq mm wires and for double rooms, common rooms and other areas is also with 2.5 sq mm only as against proposed 4.0 sq mm in the BOQ. Also the quantity will be reduced to 15000 mts instead of 27480 mts
4. Consultant has agreed to revise the Items of distribution of power as suggested by the CPWD in which there will be three phase vertical DBs at Ground floors and the three phase Horizontal DBs at all other upper floors. The RCCBs proposed shall be with 30 milli amps sensing rating. The Cable trays will be retained for floor to floor sub main connections through shaft surfaces. The required rating of PVC insulated copper conductor wiring shall be proposed instead of UG cables in the trays.
5. The consultant also felt that the quantity proposed for cat 6 LAN cable is on higher side and hence the same shall be reduced suitably from existing 29500 mts.

CHAPTER 2

1. Agreed to include the Item 23 as part of main electrical panel of item 11 part B of BOQ
2. Since the end distribution is changed to TPN DBs at upper floors the Item of 63 amps DPs is proposed for deletion from Drawings


CHAPTER 4

1. The consultant has agreed to change the quantities of item number 34 to (a) 400 mts and (b) 100 mts.

CHAPTER 5

1. The consultant has agreed to change the quantities of item number 39 and 40.

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CHAPTER 5

1. The consultant has agreed to change the quantities of item number 45

CHAPTER 7 -MV CABLE LAYING

1. Keeping in view the distance to which the cables are to run and taking the voltage drops in to consideration, The CPWD has suggested to go for higher size of the cable not less than 50 sqmm .The consultant has agreed to work it out and change the cable size accordingly

CHAPTER 14 :(MISC CIVIL ITEMS)

1. The consultant has agreed to remove GI pipe item from the BOQ and to retain only the 150 mm dia NP2 class RCC pipe of Item 14.14.

PART B (NON DSR ITEMS)

B.1: supply of fixtures

1. CPWD initially suggested going for T5 fittings in all the rooms instead of LED tube lights which have high index value and cause glare on eye. The consultant had in turn replied that now a day's lot of research has taken place in the development of LEDs and the LED drives and the draw backs of early age LEDs have now been taken care. Also the cost of fittings is reducing day by day. The consultant hoped by the time the tenders are floated the LED tube may cost at equal price of any equivalent T5 fitting. He also suggested not include the supply of these items as part of tender now and thought of taking up at later stage of work. CPWD has agreed with the argument and asked for the suggestion of minimum three reputed brands of manufacturers of LED tube lights to be mentioned in the BOQ for issuing Technical sanction by the competent authority of CPWD.
3. Consultant has opined that the quantities of foot lights are quiet OK .He however said that the quantities will again be reviewed based on the Inventory under preparation by him.

B.2: supply of ceiling fans

1. Consultant has agreed to revise the quantity of ceiling fans as per the Inventory.

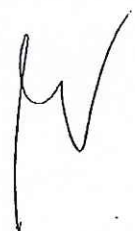
B.8&B.9: The consultant has agreed to delete the crone box and multi pair telephone cable from the BOQ.

B.10: The consultant has agreed to give full description of Main Electrical panel including the main incomer switch rating, bus bar ratings, outgoing, cable allies' terminal connectors etc.

B.11&12: Regarding the Inverter the Consultant clarified CPWD that the 20 KVA inverter with 90 minutes back up will be located in the Main Electrical panel room with a TPN DB. Selected points of stair cases, corridors, receptions and common areas shall be wired to this Inverter DB.

B.14& 15: CPWD suggested for deleting these items as the sub main wiring proposed with copper wires through trays .The consultant has to decide on this.

f.18



At the end the CPWD suggested to include the following items in the BOQ

1. Provision for conduit may be kept in the BOQ for drawl of LAN wires and Public address system, at a later stage
2. Provision for some steel conduit may be kept for manual type Fire alarm system to be done at later stage.
3. Provision for solar water heating system as discussed.
4. SLD(Single line Diagram), block diagram of power flow ,layout plan, Inventories, Analysis of rates for Non DSR items, List of preferred makes of for Non DSR items etc shall be furnished along with Revised BOQ .

The similar is the action as above for the Girls Hostel also.

ASSISTANT ENGINEER (E)
VCESD-1, CPWD, VIJAYAWADA

15.9

Annexure V
(P. 20, 21, 22)**A BRIEF NOTE ON SELECTION OF ARCHITECT FOR SPAV CAMPUS
AND PAYMENT OF HIS FEES**

SPAV floated a tender in leading news dailies inviting Expression of Interest (EoI) from eligible Architectural firms to participate in a two stage architectural competition, in July 2010 for Design and Development of SPAV campus in 07 acre site, ITI road, Vijayawada as an action referring approved minutes of the VI meeting of the Board of Governors held on May 28, May 2010 Item no.05. In response to the same, 99 Architectural firms submitted the EoI by the closing date June 25, 2010, 05.00 pm. The EoI's were evaluated by the Building and Works committee constituted by the BoG of SPAV and 43 Architects were shortlisted. After the respective stages of the competition, the work was assigned to the First Prize winning Architect Shantanu Poredi, Mobile Offices, Mumbai to further improve the design.

Consequently, after discussions and negotiations, the Agreement between SPAV and Ar. Shantanu Poredi was signed on April 23, 2012 and further the Memorandum of Understanding between SPAV and CPWD (Executing Agency) also was signed on July 10, 2012. The Stage-2 detailed design scheme with an estimated project cost of INR 135 crores was approved by the Board of Governors during their meeting held on July 05, 2013. Later CPWD had submitted the estimates as below-*Estimates submitted by CPWD*

S.No.	Name of the Block	Approximate Area in Sqm	Estimated Cost In INR Crores
1.	Institutional Building	24,170	78.26
2.	Girls Hostel	4,070	12.12
3.	Boys Hostel	9,400	27.81
4.	Visiting Faculty / Dining	3,850	10.01
5.	External Development	-	7.84
	Total	41,490	136.06

All the detailed drawings and BoQ's for Hostels were received from the Architect on January 30, 2013 after series of discussions have been sent to CPWD for their review.



Issues related to Consultancy fees to Architect:

- 1) The total project cost of Rs. 130.00 crores is taken into account while calculating the Retainer fees and Stage I scheme.
- 2) However, during the BOG meeting dated 8th Jan,2013 while according administrative approval, it was decided that faculty housing will be taken up in the second phase and Consultant Architect was present during the meeting.
- 3) Latter, the issue was specifically informed to him by the subcommittee member vide email dated 10th Jan,2013 and 11th Mar, 2013. In fact, the SPAV has never furnished the detailed requirements for Faculty/Staff housing and insisted him to concentrate on Academic and Hostel Building on 7.00 acre site excluding faculty housing.
- 4) Accordingly, the SPAV has calculated and paid the Consultant Fees in the following manner:

Stage	Basis of calculation	Remarks
Retainer	130.00 crores	Already paid
Stage-1	130.00 crores	Already paid
Stage-2	99.28crores (excluding staff housing)	Already paid
Stage-3 a	99.28 crores(do)	Already paid
Stage-3a(i)	99.28 crores(do)	Incomplete submission
Stage-3b	99.28 crores (do)	Incomplete

- 5) So far, the SPAV has paid Rs. 94.66 lakhs, till date after entering into agreement on 17th April, 2012. It is also to be noted that whenever he is attending BOG/BWC meetings, we are reimbursing the travel cost of the Architect.
- 6) However the Consultant Architect, is claiming Stage II fees on Rs.130.00 crores stating that he has completed the detailed scheme for faculty housing and the same was allegedly found as in conformity by the BWC Subcommittee during its meeting dated 7th May,2013 and the same were allegedly recommended by BWC

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in its meeting on 5th July, 2013. The claim of the Architect are not true as per the following documentary evidence:

- a) Resolution of BoG dated 8th Jan, 2013
- b) Letter from Mr G.Karteek dated 10th Jan 2013
- c) Letter from Mr. G.Karteek dated 5th Mar,2013
- d) Letter from Mr. G.Karteek dated 11th Mar,2013 with the consent from Chairman, BWC sub-committee.

The additional amount the Architect is claiming on this basis comes to Rs. 9.11 Lakhs.

- 7) The Consultant Architect has claimed another Rs.13.00lakhs stating that all submissions are made to statutory authorities which, however, is completed only on 17th Jan,2013 with submission of Fire NoC to Municipal authorities. The amount has become due now only for stage 3 (a)(i)
- 8) Likewise, the claim of Rs.5.10 lakhs by the Architect will become due only after sanction of approval by the Municipal Corporation and A.P.Pollution Control Board which are still due.

Timelines and Architect

It is submitted that, over time, the Architect has never adhered to the target date or timeline fixed by the BWC/BOG on one pretext or the other. The BoQs for student Housing have been sent to CPWD on 30th Jan, 2014 only. There is no information or perspective plan about the Institute and Dinning Block buildings.

The matter is placed before the members for consideration and guidance.



