

22

# MINUTES

OF

## *Twenty Second Meeting of the Building and Works Committee*

*November 28, 2018  
at SPA, Vijayawada*

**School of Planning and Architecture: Vijayawada**  
An Institute of National Importance, MoHRD, Government of India.  
S.No. 4/4, ITI Road, Vijayawada – 520008, Andhra Pradesh, India

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**Minutes of the Twenty Second (22<sup>nd</sup>) Meeting of the Building and Works  
Committee (BWC) of SPAVheldon November 28, 2018 at 11.00 AM  
at SPA, Vijayawada**

The following members attended the meeting:

S.No.	Name	As
1	Prof. Dr. Minakshi Jain, Director, SPA Vijayawada	Chairperson
2	Prof. Dr. K. V. L. Subrahmaniam, IIT Hyderabad	Member
3	Prof. Dr. Rajiv Mishra, JJ School of Architecture, University of Mumbai	Member
4	Dr. Ayon K Tarafdar, Chairperson, Campus Development Committee of SPA Vijayawada	Member
5	Shri. P. V. S. Shyam Kumar, Registrar i/c, SPA Vijayawada	Secretary

Shri G. V. N. Partha Sarathi, APSPDCL Govt of A.P. (member) and Shri Prashant Agarwal, MHRD, Gol (member) had expressed their inability to attend due to unavoidable circumstances.

At the outset, the Chairperson welcomed all the members and thanked them for their time and efforts to come to Vijayawada and visit the site and building in detail before the start of the meeting. The Chairperson requested the Registrar i/c, i.e., the Secretary to BWC to take up the agenda items for discussion and deliberation. Registrar i/c SPAV apprised all members that Shri A K Singh, Under Secretary, MHRD, Gol has sent his comments via email on 26.11.2018 on all the Agenda Items, Notes and Annexures circulated to all the members on 15.11.2018. The comments of MoHRD Gol was placed on table and is enclosed as **Annexure I** of this Minutes.

1	<b>To apprise the Minutes of the 21<sup>st</sup> Meeting of the Building and Works Committee of SPAV held on April 21, 2017 at SPA, Vijayawada</b>
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The Minutes of the 21<sup>st</sup> Meeting of BWC held on April 21, 2017, which was signed and approved by each member and chairperson on 21.04.2018, and has been circulated as part of the Agenda Notes of this meeting on 15.11.2018. Therefore, the same stands approved.

2	<b>To present the Action Taken Report on minutes of the 21<sup>st</sup> Meeting of the Building and Works Committee of SPAV held on April 21, 2017 at SPA, Vijayawada, ITI Road Campus</b>
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The BWC took note of the Action Taken on each of the items of the Minutes of the 21<sup>st</sup> BWC Meeting held on 21.04.2018 as presented in this meeting and as circulated as part of the Agenda Notes of this meeting on 15.11.2018.

## REPORTING ITEMS

Item # 22.1	<b>To present the status on the construction of Institute Block of SPAV campus.</b>	Annexure – Ilof the Agenda Notes
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The Registrar i/c, SPA Vijayawada apprised the members of the status and progress of the SPAV permanent campus, since the completion of the previous BWC Meeting on April 21, 2018. He mentioned about the various milestones achieved and progress benchmarks reached till date in terms of :

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- a) Project Monitoring Unit (PMU) of MHRD's Progress Review and Inspection in April 2018
- b) Shifting of Operations to new campus in June 2018
- c) Inauguration of new campus by Hon' Vice President of India and Hon' Governor of Andhra Pradesh on 23.08.2018.
- d) Several Communications to CPWD to expedite works over the last 7 months leading to the present status of the buildings
- e) List of pending work and snag list as on date and latest request letters to CPWD to complete the building and hand over the premises at the earliest.

**Conclusion:**

- a) *The BWC noted the progress as presented and as circulated as part of the Agenda Notes of this meeting on 15.11.2018. BWC members congratulated the Director and members of SPA Vijayawada for proactively monitoring the project and successfully shifting to the new premises and conducting the Inauguration of the premises in the august presence of Hon' Vice President of India and Hon' Governor of Andhra Pradesh in August 2018.*
- b) *Based on the inspection of the site and the update, the BWC expressed its appreciation for the near completion of the works and good functional utilisation of the building. However, it also expressed concern over the delay in attending the snags and completing some certain essential services such as STP, Mechanical Ventilation, checkered plates over electrical receptacles on floor.*
- c) *The BWC was apprised that CPWD issued the completion certificate for first two floors of academic building on 31.05.2018 and all floors of the academic building on 27.09.2018.*
- d) *The Executive Engineer (Civil) who represented the CPWD assured to complete all the pending civil, mechanical, electrical and HVAC works in the academic block by 15 December 2018. The Executive Engineer also apprised that all civil works pertaining to STP by Dec 31 2019 and the STP will be operational by Jan 31, 2019.*
- e) *BWC also mentioned to obtain justification and utilisation certificate for the money already spent before releasing final instalment, if any.*

Item # 22.2	To present the status of demolition of existing old Polytechnic buildings in the 2.66 acres site based on Structural Stability, Survey Report and Salvage Value	--
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The Registrar i/c, SPA Vijayawada apprised the members that after the CPWD declined SPAV's request for them to execute the demolition works and after Roads and Buildings Dept of Govt of A.P. expressed a high cost for demolition and did not respond to further clarifications sought by SPA Vijayawada (as detailed in the Action Taken Report as circulated on 15.11.2018 as part of the Agenda Notes of this meeting) and keeping in mind the rising need for creating space for sports and games for the students, SPAV decided to float its own tender on basis of 'zero cost to SPAV'. An open advertised tender on zero cost basis was floated on 03.07.2018 and H1 was identified for a value of Rs 1,40,000/- to be received by SPAV without any cost to SPAV. The Registrar i/c, SPA Vijayawada apprised the members that by keeping the VMC informed through requisite applications, the demolition work is now nearly completed.

**Conclusion:**

*The BWC noted the progress of works regarding the demolition of the old and dilapidated buildings in the 2.66 acres and expressed appreciation for generating revenue and undertaking the work at 'zero cost to SPAV' and creating space for outdoor sports for the students of SPAV.*

## AGENDA ITEMS

Item # 22.3	To consider the Construction of Compound cum Retaining wall on the 2.66 acres site (presently without boundary wall on two sides)	Annexure III (A & B) of Agenda Notes
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The Registrar i/c, SPA Vijayawada apprised the members that constructing the additional boundary wall along three sides of 2.66 acres contiguous site was not within the scope of the work of CPWD. The Registrar i/c apprised that a temporary low cost barbed wire fencing costing Rs 1.88 Lakhs has been constructed (as per details given in the Action Taken Report as circulated on 15.11.2018 as part of the Agenda Notes of this meeting). However, there is a need to construct a permanent retaining cum boundary wall since the site is low-lying and is proposed to be levelled for developing outdoor sports facilities. Since the EFC has approved an amount of Rs 328 Crores as RCE (which includes Rs 169.57 Crores for Capital head) for 2018-2020 for SPAV on 25.07.2018, SPAV proposes to construct the permanent retaining cum boundary wall in the 2.66 acre adjoining parcel of land. The preliminary detailed estimate for this compound wall is **Rs.1.99 crore** as circulated in the Annexure III-B of Agenda Notes.

### Conclusion:

**After detailed discussion, in view of the security of the properties of SPAV and safety of students residing in the campus, the BWC approves the proposed construction of the permanent retaining cum boundary wall around the 2.66 acre site for Rs.1.99 Crores. However, it has been considered that this cost should be met from the overall limit already approved RCE as approved by EFC Gol in July 2018 and the award of work should follow extant guidelines of GFR and norms of CPWD/CVC as applicable.**

Item # 22.4	To consider the ICT (Information and Communications Technology) Infrastructure for Institute block.	Annexure – IV of Agenda Notes
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The Registrar i/c, SPA Vijayawada apprised the members that after the 21<sup>st</sup> BWC Meeting, this matter was placed in subsequent FC with detailed information and break-ups, as suggested by BWC. The FC ratified the expenses done till March 2018 for Rs 31.64 Lakhs against ICT Infrastructure in Hostels and Rs 38.20 Lakhs for OFC cabling, active and passive components necessary for OFC cabling in the Academic Block. However, further estimates of other items were deferred by FC and BoG till the RCE is approved by the MHRD, Gol.

After the EFC has approved an RCE amount of Rs 328 Crores (which includes Rs 169.57 Crores for Capital head) for 2018-2020 for SPAV on 25.07.2018, SPAV initiated the installation of ICT infrastructure and has already incurred expenses of Rs 76.27 Lakhs till date on Active (wi-fi access points, wi-fi controller, IPBAX, LAN PoE switches, LAN non-PoE switches, etc.) and Passive Components (cabling for projector stands and PA systems, LAN conduiting, LAN termination, etc.) In this regard, the detailed estimate for this ICT Infrastructure is **Rs.5.27 crore** has been circulated in the Annexure IV of Agenda Notes. Out of this Rs 1.46 Crores has been spent and Rs 3.81 Crores is about to be taken up.

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**Conclusion:**

*After detailed discussion, considering the need for having state-of-the-art ICT infrastructure in the campus for the students as a basic requirement for academics and considering the need for CCTV surveillance for security, the BWC approves the proposed installation of ICT Infrastructure for the Institute Block for Rs 3.81 Crores and ratified the amount of Rs 76.27 Lakhs already spent (within the total estimate of Rs 5.27 Crores) from approved RCE budget as approved by EFC in July 2018. However, the award of procurement and works under this item should follow extant guidelines of GFR and norms of CPWD/CVC as applicable. The item may be taken to FC and BoG for consideration.*

Item # 22.5	To consider the Construction of outdoor sports facilities in the new campus	Annexure – V of Agenda Notes
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The Registrar i/c, SPA Vijayawada apprised the members that after detailed deliberations, the 21st 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, Gol. Since the EFC has approved an amount of Rs 328 Crores (which includes Rs 169.57 Crores for Capital head) for 2018-2020 for SPAV on 25.07.2018, SPAV proposes to provide sports facilities since the 2.66 acres is low-lying and there are no sports facilities presently for the students residing in the campus.

The detailed estimate is Rs 1.93 Crores and has been placed as Annexure V of Agenda Notes for 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.

**Conclusion:**

*After detailed discussion, considering the need for having sports facilities for the students, the BWC approves the proposed construction of outdoor sports facilities in the 2.66 acres for Rs 1.93 Crores for facilities like Jogging track, Basket Ball, Badminton, Volley ball courts, and Football grounds, etc. However, this cost should be met from the overall limit already approved RCE as approved by EFC in July 2018 and the award of work should follow extant guidelines of GFR and norms of CPWD/CVC as applicable.*

Item # 22.6	To consider furnishing of the Auditorium within the Institute Building	Annexure – VI of Agenda Notes
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The Registrar i/c, SPA Vijayawada apprised the members that the 21<sup>st</sup> BWC had already noted the need for furnishing the already constructed auditorium and suggested that the item stands deferred and to be taken up after the approval of RCE by MHRD, Gol. Since the EFC has approved an amount of Rs 328 Crores (which includes Rs 169.57 Crores for Capital head) for 2018-2020 for SPAV on 25.07.2018, SPAV proposes to complete the works. The detailed estimate is Rs 3.44 Crores has been placed as Annexure VI of Agenda Notes.

**Conclusion:**

*After detailed discussion, the BWC approves the proposed flooring, seating, upholstery, acoustics treatment and AV equipment, etc. of the Auditorium for Rs 3.44 Crores. BWC felt that having a good audio-visual system is essential for communication of visual and graphic art which is essential part of education in an Architecture and Planning School. Specialised vendors for acoustics and AV may be required to meet the needs. However, a bidding scheme where a consultant designs and executes the*

*furnishing work with approval of SPA Vijayawada can be worked out. Similarly, acoustics can be developed as a separate bidding package to be designed and executed by a specialist vendor. However, this cost should be met from the overall limit already approved RCE as approved by EFC in July 2018 and the award of work should follow extant guidelines of GFR and norms of CPWD/CVC as applicable.*

Item # 22.7	To consider Fixing of Room Rent to the Faculty Block / Guest House of SPAV	Annexure – VII of Agenda Notes
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The Registrar i/c, SPA Vijayawada apprised the members that this item was placed in previous BWC, wherein after detailed deliberations, the BWC noted the need for fixing of tariffs and suggested that the item be placed in the upcoming FC and BoG. However, FC suggested SPAV to again develop the tariffs for in-house and external guests and place it with detailed justification. Accordingly, SPAV proposed revised tariffs with detailed justification circulated as Annexure VII of Agenda Notes. The Registrar i/c, SPA Vijayawada also apprised the members that Under Secy, MoHRD, Gol has agreed to the tariffs and suggested (See Annexure I of Minutes) to round off the tariffs of the internal employees to nearest Rs 50/-. Accordingly the tariffs of the rooms are proposed as below -

**Tariff in INR per Day/Night per Head (Maximum of Two Adults per Room):**

	<u>Non-AC Room</u>	<u>AC Rooms</u>	<u>AC Suite Room</u>
<u>External Guest</u>	Non-Sharing - 1200 Sharing - 600	Non-Sharing - 1700 Sharing - 850	Non-Sharing - 3500 Sharing - 1700
<u>Internal Employee</u>	Non-Sharing - 500 Sharing - 250	Non-Sharing - 800 Sharing - 400	Non-Sharing - 1600 Sharing - 800

**Conclusion:**

*After detailed discussion, the BWC approves the proposed room tariff of the Guest House of the Institute as per table above and noted justification annexed in the Agenda Notes. BWC suggested the item be placed in upcoming FC and BoG for consideration.*

Item # 22.8	To consider procurement of furniture and equipment for classrooms, faculty, staff and laboratories	Annexure – VIII (A, B, C & D) of Agenda Notes
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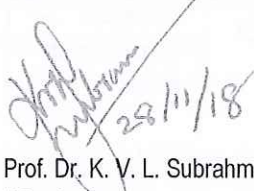
The Registrar i/c, SPA Vijayawada apprised the members that there is a need to purchase furniture for classrooms, faculty rooms, staff rooms, laboratories and library after shifting to the new campus and introduction of new academic programmes. The existing furniture is inadequate due to constrained and limited space in the earlier leased premises. Therefore it is proposed to purchase new furniture for the new campus. The financial implication for procurement of furniture for classrooms, faculty, staff and laboratories is **Rs 8.40 Crores** as per the details in Annexure VIII- A, B, C of Agenda Notes and VIII-D (as tabled during the meeting).

**Conclusion:**


*After detailed discussion, the BWC approves the proposed furnishing of the Auditorium for Rs 8.40 Crores. However, this cost should be met from the overall limit already approved RCE as approved by EFC in July 2018 and the award of work should follow extant guidelines of GFR and norms of CPWD/CVC as applicable.*

Item # 22.9	Under any other item with the permission of Chair	
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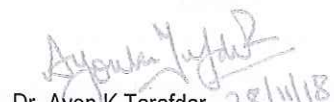
Since there were no other items, the meeting ended with thanks to the Chairperson.

  
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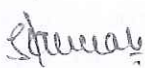
Prof. Dr. K. V. L. Subrahmaniam  
(Member)

  
28.11.18

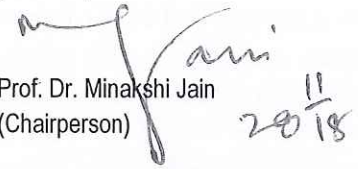
Prof. Dr. Rajiv Mishra  
(Member)

  
28/11/18

Dr. Ayon K Tarafdar  
(Member)



Shri. P. V. S. Shyam Kumar  
(Secretary)

  
20/11/18

Prof. Dr. Minakshi Jain  
(Chairperson)

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Government of India  
Ministry of Human Resource Development  
Department of Higher Education  
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New Delhi 26<sup>th</sup> November, 2018

To  
The Registrar,  
School of Planning and Architecture,  
ITI Road  
Vijayawada - 520008

**Subject: 22<sup>nd</sup> Meeting of the Building and Works Committee of SPA, Vijayawada scheduled to be held on 28<sup>th</sup> November, 2018(Wednesday) at 11:00 a.m. at SPA Vijayawada – regarding.**

Sir,

I am directed to refer to the subject mentioned above and to communicate the following observations / comments of the Ministry on the agenda items of the said meeting:-

S No.	Description	Comments
1	To apprise the Minutes of the 21 <sup>st</sup> Meeting of the Building and Works Committee of SPAV held on 21 <sup>st</sup> April, 2018.	May be considered.
2.	To present the Action Taken Report on the minutes of the 21 <sup>st</sup> Meeting of the Building and Works Committee held on 21 <sup>st</sup> April, 2018 at SPA Vijayawada	May be considered.
22.1	To present the status on construction of Institute Block of SPAV	May be considered.
22.2	To present the status on Demolition works of existing old Polytechnic buildings in the 2.66 acres site	May be considered.
22.3	To consider the Construction of Compound / Retaining wall on the 2.66 acres site (presently without boundary	May be considered. However, the cost should be as per the RCE already approved by the Revised Cost Committee and EFC. It is suggested that the institute may consider barricading the land by barbed wires

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	wall on two sides).	and get it fenced by bushes etc to save costs. Relevant norms in this regard issued by concerned agencies, i.e. CPWD, CVC should be followed in letter and spirit. Further, the extant guidelines of GFR may also be followed in awarding the work.
22.4	To consider the ICT (Information and Communications Technology) Infrastructure i.e Cabling and Equipment for Institute block.	May be considered. However, relevant norms in this regard issued by concerned agencies, i.e. CPWD, GFR, CVC should be followed in the letter and spirit.
22.5	To consider the Construction of outdoor sports facilities in the new campus	May be considered. However, the cost should be as per the RCE already approved by the Revised Cost Committee and EFC. Relevant norms in this regard issued by concerned agencies, i.e. CPWD, CVC should be followed in the letter and spirit. Further, the extant guidelines of GFR may also be followed in awarding the work.
22.6	To consider furnishing of the Auditorium within the Institute Building.	May be considered. However, relevant norms in this regard issued by concerned agencies, i.e. CPWD, GFR, CVC should be followed in the letter and spirit. The cost should be within the approved limits.
22.7	Fixing of Room Rent to the Faculty Block / Guest House of SPAV	May be considered. However, it is suggested that the amount for internal employees which is proposed to be Rs.475/- and Rs.238/- may be rounded off to the nearest 50/-
22.8	To consider procurement of furniture and equipment for classrooms faculty, staff and laboratories.	May be considered. However, relevant norms relating to tender process, transparency in this regard issued by concerned agencies, etc i.e. CPWD, GFR, CVC should be followed in the letter and spirit. It is however suggested that the overall limit should be within the cost as approved by the EFC.
22.9	Any other item with the permission of Chair	May be considered.

2. This issues with the approval of the Competent Authority.

Yours faithfully

(A.K. Singh)

Under Secretary to the Government of India