

योजना तथा वास्तुकला विद्यालय, विजयवाड़ा
School of Planning and Architecture, Vijayawada
An Institute of National Importance, Ministry of Education Gov. of India

MINUTES

Twenty Eighth Meeting of the
Building and Works Committee

Held on 01.12.2023 at 15:30Hrs
at Board Room, SPA Vijayawada
(Blended Mode)

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Minutes of Twenty Eighth Meeting of the Building and Works Committee of SPAV held on 01.12.2023 at 15:30Hrs at Board Room, SPA Vijayawada (Blended Mode)

The following Committee members were present:

| S.No. | Name | Designation |
|-------|--|-------------|
| 1 | Prof. Dr. Ramesh Srikonda , Director, SPA Vijayawada | Chairperson |
| 2 | Shri. Pavan Kumar, (Nominee of Ministry of Education, GoI) | Member |
| 3 | Dr. Rathish Kumar Pancharathi, Professor, Department of Civil Engineering, NIT Warangal. | Member |
| 4 | Ar. Abhijit Shirodkar, (Nominee of BoG) | Member |
| 6 | Dr. Adinarayanane R., Dean Planning & Development, SPA Vijayawada | Member |
| 7 | Shri.K.V.Uma Maheswara Rao, Registrar, SPA Vijayawada | Secretary |

ITEMS

| Item No. | Description of the Item |
|---------------------|---|
| 28.1 | Confirmation of Minutes of the 27 th Meeting of the Building and Works Committee of SPAV. |
| Decision | As no objections were received, BWC confirmed the Minutes of the 27 th Meeting of the Building and Works Committee of SPAV held on December 16, 2022 through Blended Mode. |
| 28.2 | ACTION TAKEN REPORT ON THE MINUTES OF 27 th MEETING OF THE BUILDING AND WORKS COMMITTEE OF SPAV HELD ON DECEMBER 16, 2022 (Blended Mode). |
| 27.1 | Interior Works of Auditorium. |
| Action Taken | As per the decision of BWC, Interior Works of Auditorium has been awarded to CPWD after obtaining approval of FC and BoG, vide SPAV letter No. F05/SPAV/Dir/Auditorium/2023, dated 14.7.2023. CPWD floated the tender and awarded the work to M/s.Aggarwal Auto & Steel Manufacturing Company, New Delhi-110003, vide letter No. 23 (36) 2023/3398-107, dated 05.10.2023. The work has commenced on 02/11/2023. |
| Decision | The follow up action taken with regard to Interior Works of Auditorium was considered and agreed by the BWC. |
| 27.2 | Release of final payment to the Consultant Architect |
| Action Taken | As per the decision of BWC, the gross balance fee payable to Consultant Architect for an amount Rs.11,37,167/-was released on 02/3/2023. The release of performance security amount Rs.36,89,652/- will be made after fulfilment of contractual obligations viz., submission of 'As built drawings' and facilitation of pending documents related to GRIHA certification which is under process. |

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| Decision | The follow up action taken with regard to final payment to the Consultant Architect was considered and agreed by the BWC. |
| 27.3 | Award of Annual Maintenance Contract to CPWD |
| Action Taken | Based on the decision of BWC, a letter sent to CPWD to take-up the AMC work of SPAV Campus. |
| Decision | The follow up action taken by SPAV was noted and agreed by BWC. |
| 27.4 | Covering of Light Wells at Administrative Block |
| Action Taken | Based on the decision of BWC, The work has been awarded to CPWD, vide SPAV letter No. 09/SPAV/ES-CPWD/2022-23 dated 07.03.2023. CPWD is in the process of floating tender for the same. |
| Decision | The follow up action taken with regard to covering of light Wells in Academic Block was considered and agreed by the BWC. |
| 27.5 | Partitions and Modifications for partial conversion of Boys Hostel. |
| Action Taken | Work was completed and no action is required. |
| Decision | Report on action taken was noted by BWC. |
| 27.6 | Additional Land for SPAV |
| Action Taken | As per decision of BWC, the request for allotment of Additional land was made to Government of Andhra Pradesh, vide SPAV letter No. F-05/SPAV/Dir/Addl.Land/2023/13261, dated 09.05.2023, addressed to the District Magistrate & Collector, NTR District, Vijayawada, Andhra Pradesh-520 002, In response to this the District Magistrate & Collector, sent a letter with an instruction to Sub Collector on 24/5/2023, seeking for detailed report on this matter. Reply is awaited from the District Administration, Government of Andhra Pradesh. |
| Decision | The follow up action taken with regard to seeking of additional land for SPA Vijayawada from the State Government Authorities was noted and agreed by the BWC. |
| 27.7 | Exploring Solar Power Generation through RESCO Mode |
| Action Taken | As per the decision of the BWC, SPAV made an attempt to explore the solar power through RESCO mode. In accordance with information of tender process for Solar power, pertains to Government Buildings, as published by Solar Energy Corporation of India Limited, there are no empanelled solar power developers in Andhra Pradesh to take up the work through RESCO mode. The copy of tender result is appended herewith. Further, SPAV approached the NREDCAP, Andhra Pradesh for empaneled solar power developers, but NREDCAP officials informed that there are no empaneled solar power developers to carry out the same on RESCO mode. |
| Decision | The follow up action taken by SPAV, for exploring Solar Power Generation through RESCO Mode was noted and agreed by the BWC. |

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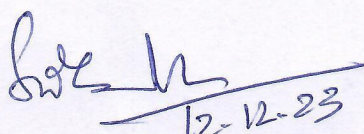
AGENDA ITEMS

| Item No. | Description of the Item |
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| 28.1 | Installation of lifts in the existing Hostel buildings at SPAV Campus. |
| Discussion | The existing Hostel buildings in the campus are designed and built with Ground plus three floors with a provision for lifts in all the blocks. However, the lifts were not installed in the hostels at the time of construction. In view of the above, it is proposed to install lifts in all the hostels, as per the provision already available in the building to facilitate the students and to comply with the provisions of Accessible India Campaign and Rights of Persons with Disability 2016. The financial implication for the same works out to <u>Rs.2,23,09,256/-</u> . |
| Decision | BWC recommended for awarding the work to CPWD as per quoted rates in accordance with CPWD Manual after approval by the FC and BoG. |
| 28.2 | Painting of all the building blocks along with Corten Steel louvers in the Institute building at SPAV Campus. |
| Discussion | The BWC was apprised the need for Painting of all the building blocks along with Corten Steel louvers in the Institute building at SPAV Campus. The Hostel buildings and Dining-cum-Visiting faculty blocks of the campus were occupied during June 2016, and January 2017 respectively. Further, the Institute building partially occupied on 23rd August, 2018 and the complete building was occupied during December 2019. Since then, no painting works were carried out for building blocks. As a result the painting of all the buildings has become dull due to usage and wavering weather conditions. Therefore, it is proposed to repaint all the buildings in the SPAV campus. Further, one of the item i.e., corten steel louvers which were installed outside the 2 nd and 3 rd floors was not attaining the desired finish even after five years. Therefore, it is proposed to paint the corten steel elements with similar rustic painting to enhance the aesthetic look of the building and as well as the weather protection of corten steel louvers. The financial implication works out to <u>Rs.1,38,86,071/-</u> . |
| Decision | The BWC suggested to adopt cost effective measures and recommended awarding the work to CPWD as per quoted rates after approval by the FC and BoG. |
| 28.3 | Prototype hostel room by Bamboo Innovative Design over the terrace of existing hostel building on experimental basis. |
| Discussion | The BWC discussed the proposal in detail prototype hostel room by Bamboo Innovative Design in detail. The SPAV campus Hostel buildings were occupied in June 2016, with a total hostel capacity of 777 students. In accordance with the New Education Policy-2020, the intake of students for UG and PG programs have been increased from 75 to 104 for B-Arch and 25 to 30 for B-Plan programmes. In addition, two new PG programs were introduced, which demands more hostel rooms to accommodate students in the campus. As a consequence, requirement for 223 rooms has been forecasted for the next academic year 2024-25. Therefore, till the construction of the new hostel building, a prototype hostel room using alternate building materials as "Bamboo" is proposed to be constructed, on existing hostel terraces on an experimental basis, to check the feasibility of accommodating additional students. Further, Bamboo structures will act as thermal barriers and prevent direct heating up of existing terraces and these rooms will be monitored under Design and Innovation Centre (DIC), SPAV for the data collection and experimentation. The estimated cost for one experimental rooms is <u>Rs.3,96,829/-</u> and for 5 such rooms will be <u>Rs. 19,84,145/-</u> . |

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| Decision | The BWC recommended the proposed construction of hostel room using alternate building materials as "Bamboo", under Design and Innovation Centre (DIC), SPAV on experimental basis. |
| 28.4 | Store room partition wall and paneling work in the basement floor. |
| Discussion | The BWC was apprised the need for making store room partition wall and paneling works in the basement floor, in order to facilitate storage space for the Structures & Material Testing Lab and General Store. The financial implication for the same works out to <u>Rs.10,00,000/-</u> |
| Decision | The BWC recommended the proposal of store room partition wall and paneling work in the basement floor. |
| 28.5 | Upgradation of studio and smart class rooms with fixed furniture in academic block for Department of Planning and Department of Architecture. |
| Discussion | The BWC discussed the matter in detail about the upgradation of studio and smart class rooms with fixed furniture in academic block for Department of Planning and Department of Architecture. In order to create a better educational built environment with in the class room and also to enhance the thermal comfort, 10 studios of Architecture Department and 4 Studios of Planning Department are proposed to be upgraded as a Smart Classroom. <i>Department of Architecture:</i> The financial implication for the works out to @ 10,00,000/-per studio, with an estimated cost of <u>Rs.1,00,00,000/-</u> . <i>Department of Planning:</i> The financial implication for the works out to <u>Rs.51,94,538/-</u> . |
| Decision | The BWC recommended the proposal for the upgradation of studio and smart class rooms after approval by the FC and BoG. |
| 28.6 | Establishment of new signage systems for entire SPAV Campus. |
| Discussion | The proposal is for the establishment of new signage systems for entire SPAV Campus was apprised to BWC. These signs ensure the safety of the students in case of any emergencies. The right signage systems help the educational institutes in establishing a strong brand, convey their culture, heritage, values and ideals and at the same time, provide a sense of comfort and safety to the students and visitors. The financial implication worked out to <u>Rs.11,70,000/-</u> |
| Decision | The BWC recommended the proposal for new signage systems for entire SPAV Campus and also suggested to adopt the IRC Standards. |
| 28.7 | Construction of ten storied additional hostel building along with academic spaces at SPAV campus. |
| Discussion | The matter was discussed in detail. In accordance with the New Education Policy-2020, the intake of students for UG and PG programs has been increased from 75 to 104 for B.Arch and 25 to 30 for B.Plan Programmes. In addition, two new PG programs were introduced, which demands more hostel to accommodate students and the shortage of academic space in the campus. Further, it was also apprised to BWC that the present capacity of Hostel building is 777 rooms, and an additional requirement 223 rooms has been forecast for the next AY 2024-25. In view of the above, it is proposed to construct a ten storied additional hostel building along with academic spaces to cater to the needs of immediate requirement in hostel and academic spaces for the next FY 2024-25. The financial implication works out to <u>Rs.52,85,79,175/-</u> . |
| Decision | The BWC has recommended the proposal and agreed in principle for the implementation in the next FY 2024-25 after approval by the F.C and BoG. |

As there was no other item to discuss, the Meeting ended with a vote of thanks to all present.


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