

Minutes of the weekly meeting held on Friday 24th January 2017

Location: RWA Office, 11th floor, Prakashdeep Building

Date: 24th January 2017

Time: 4:00pm to 5:30pm

Mr. Ashok Kumar Jain- President (Flat No.-302)

Mr. Ravi Sharma- Vice President (Flat No. -1007)

Mr. Lokesh Kumar Gupta- Secretary (LB-11)

Mr. Kailash- Member (UB-05)

Mr. Tarun Vohra- Treasurer (Flat No. 105)

Mr. Arun Jain- Member (Flat No. 507)

Mr. Balbir Mehta- Member (Flat No. 710-11)

Mr. Anil Arora (Advisor)

Agenda of meeting:- Finalization of agreement, safety guidelines along with BOQ and estimated cost of Building rehabilitation, strengthening & water proofing work.

Referring to various discussions during last two months regarding building rehabilitation work contingency plan, all the members took joint decision and finalized M/s P. Arora & Associates as a consultant for this project. Accordingly, appointment letter no PDFOWS/WO/2016-17/011 dated 12th Dec 2016 with the value of Rs. 300,000/- plus taxes has been issued to M/s P Arora.

The consultant has designed the BOQ with the estimated price according to various discussions/suggestions and as per society member's requirements to rehabilitate all three basements column, beams and Terrace water proofing etc.

After making the final call by the members and to consider fund availability the RWA team has decided to complete building rehabilitation & Strengthening work in three phases as follows:

Phase-I (Estimated cost would be 70-80 Lacs)

1. Strengthening work in the 1st Basement
2. Water proofing work on the terrace.

Phase-II (Estimated cost would be 80 lacs-1.2cr)

1. Strengthening and Plastering work in the 2nd & 3rd Basement
2. VDF Flooring in Basement 1st & 2nd.

Phase-III (Estimated cost would be 80-90 Lacs)

1. Terrace Parapet wall, chajjas, building exteriors cracks repair, paint and provision for air conditioners water drainage.

Main Lobby Renovation work and building face lifting project

Members have considered this area also in first priority and discuss the possibility to implement. Accordingly all the members jointly agreed and show their interest to renovate the main lobby along with building face lifting. Professionals like Architects, Engineers and Designers to help making the main lift lobby presentable will also be involved, thus RWA President instructed the Estate office to hunt few interested professionals to call for meeting.

Change of Service Provider for building maintenance

As we know that since long time our building has been maintained by the M/s Pro Facilities Services Pvt. Ltd and after the society formation in Prakashdeep Building the same vendor was appointed on society terms. On and from 01.01.2017 all the members have decided to appoint new vendor. Contract with M/s Profac terminated on 30th September 2016. Presently new contract has been awarded to new vendor M/s Aastha Solutions for the initial trial period of three months i.e. 1st January 2017 to 31st March 2017 after being found satisfactory the same will be extended.

Selection of new vendor process has already begin in the month of Oct 2016 and called few service Providers to bid their rates. Accordingly we have got competitive price from M/s Aastha Solutions and members further negotiated as desire and meet our existing cost. Society has also negotiated following value added services from M/s Aastha Solutions on free of cost:

- 1 Walky-Talky (Radio Trunk Sets) for maintenance and security staff for better communication.
- 2 Aroma treatment in the main lift lobby.
- 3 QRT Team to redress any Emergency.
- 4 Advance tolls for maintenance and housekeeping staff.
- 5 Ceremonial dress with white gloves to the security staff in different occasions like Republic day, Independence Day and other festivals.
- 6 Improvements in Horticulture area.
- 7 Fire & Electrical safety audit to make building safer.