

Minutes of the weekly meeting held on Friday 26th April 2017

Location: RWA Office, 11th floor, Prakashdeep Building

Date: 26th April 2017

Time: 4:30pm to 5:30pm

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

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

Mr. Lokesh Kumar - Secretary (LB-11)

Mr. Kailash- Member (UB-05)

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

Agenda of meeting:-

1. Updates on building Rehabilitation/Strengthening work implementation.

2. DG No. 3 has abnormal smoke, injector pump calibration.

- I. M/s OVN has submitted the quote for D-Check for Rs. 2 Lacs approx, it was discussed and one of member has suggested to take few more quotation from other vendors to compare the price. Hence the same will be kept on hold till we get few more quotations.

3. Removal of loose RCC pcs. & Repairing of Terrace Parapet wall

- I. Members has taken this issue very seriously as this could be a serious issue and may cause any accident. Jointly it was discussed that all side parapet wall should be removed and do not build up again, it was suggested by the structural consultant (Mr. Piyush Arora) that we can go for MS grill with the height of 4.5 ft. minimum around the entire terrace which will be cheapest solution and safe as well. Accordingly, all the members has agreed and ask consultant to prepare the BOQ along with estimated cost of entire work and same will be discuss in next meeting to approve the budget.

4. Air Conditioning of Lift Machine room with the heat resistance insulation.

- I. The matter has been discussed with members; Facility Manager informed that during summer season nos. of lift break down increases due to high heat (approx above 50 degree temp). Hence all members suggested to go-ahead with necessary arrangements to cure the problem. Accordingly President instructed Facility Manager to collect few vendor quotes.

5. Purchasing of safety product for building services has been approved by the members with cost of Rs. 35128/-:

- I. Speed Breaker to prevent over speeding of vehicle while entering to the basement parking.
- II. Convex Mirror for drive way to avoid any kind of accident.
- III. Under search Vehicle mirror.
- IV. Security search light and maintenance torch.

Work on hold

1. Power/Energy Audit pending since Apr 2012 to Mar 2016
(Apr-12 to Mar-13, Apr-13 to Mar-14, Apr-14 to Mar-15, Apr-15 to Mar-16)
2. A main Bank Account no (5034) viewing right is needed through net banking. (Pending).
 - a) Dependency will be Zero to the Bank for getting Statement of Bank account.
 - b) Expedite entry in to tally and immediate verification of online payment through NEFT/RTGS.
3. Replacement/Modernization of 2 nos. KONE elevators
4. File Cabinet (Fire Proof) for Estate Office to upkeep the filing system.
5. CCTV Camera & TV relocation/ re-organized, re-wiring and system need to be connected to Estate office computer through switcher control.
6. Cash Box Requirement for Estate Office.
7. Profac account settlement and staff dues adjustment with Profac Payout.
8. Surface parking and back side area repair and paint.
9. Terrace parapet walls repair- loose concrete is very dangerous.
10. Conference room and RWA office to be designed at 11th floor refugee area.
6. Estate office interior re-designing and expansion project along with renovation of pantry and toilet area.
7. Replacement of building Fire Alarm, PA and Talk Back system.
8. Upper Basement Floor repairing/New flooring.
9. Vertical fire pipe lines need replacement on priority.
10. Out of 18 hose reel drums right away 6 nos. drums need replacement as these are more than 30 years old now and slowly all has to be replaced.
11. Boom Barrier AMC Renewal, lowest quote is Rs. 30,000/- (Non-Comprehensive) plus tax @15%
12. Fire Hose Reel Box 3 nos. need to be replaced on urgent basis.
13. 3 nos. DG sets needs replacement phase wise.
 - I. 250 kva dg set tentative cost would be: - rs. 13,50,000/- plus tax & installation
 - II. 125 kva dg set tentative cost would be: - rs. 6,70,000/- plus tax & installation
 - III. Installation/ commissioning charges: - rs. 2, 90, 000/- tentative