

CONFIDENTIAL 162

MINUTES OF THE BOARD MEETING HELD
ON WEDNESDAY, 30TH DECEMBER, 1970.

A meeting of the Board of Capital Development Authority, Islamabad, was held on Wednesday, the 30th December, 1970 at 9.00 A.M. in the Conference Room. Maj. General Bashir Ahmad, Chairman, CDA, presided the meeting. Following were present :-

1. Member (A)
2. Director General Works,
3. Secretary.
4. Director Public Relations.
5. Director Architecture.
6. Director Planning.
7. S & P Officer.

Following decisions were taken in the meeting.

Shopping Centre in the Diplomatic Enclave

The design was presented by Director Architecture. In brief, the design was based on the super-market concept with columns gradually rising in the middle and verandah for circulation around. The design was flexible, i.e. the construction can be undertaken for the entire market or any part thereof. The design was approved by the Board.

Shopping Centre in Kendra G-7 (Class V Centre).

The design presented by the Director Architecture contained blocks of shops. Each block comprised 4 shops which makes the design flexible as construction can be undertaken in accordance with the finances available with the CDA or the intending purchasers of the shops. The design was approved.

Construction of CDA Office Block.

Design for the construction of CDA Block was presented by Director Architecture. It was found out that it would be more useful if the proposed building is constructed in Blue Area rather than on 8th Avenue. Director Architecture was, therefore, instructed to prepare a detailed design within one month for constructing such a building in Blue Area.

To consider M/s. Pacific Consultant's letter regarding Construction of 500 bedded Hospital.

Director Architecture presented the summary on the captioned item. He explained that the Japanese Architect (M/s. Pacific Consultants) had abandoned the work because of dispute regarding enhancement of fee to \$ 70,000 with the Government. After the papers were passed on to CDA by Works Ministry, M/s. Pacific Consultants were requested to under-

take further design work as CDA was the assignee of the contract signed with Government, without any past liability. Some correspondence has since been exchanged. Finally, Japanese Architects gave two alternatives :-

- a) Alternative (1) envisaged the completion of preliminary design by Pacific Consultants for which they will charge \$ 144,000 in foreign currency and \$ 50,000 in local currency. The rest of the work will be completed by the local consultants as their associates.
- b) Alternative (2) envisaged the completion of the entire work by the Pacific Consultants for which they demanded \$ 432,000 in all instead of \$ 360,000 as previously agreed to. In other words, they demanded \$ 62,000 more in foreign currency. Besides they demanded equivalent of \$ 216,000 in local currency instead of Rs. 10,28,160/-, which they agreed to charge from the Government.

After hearing the explanation of Director Architecture, the Board found that alternative (1) was comparatively cheaper in the sense that overall cost for the work would remain the same as originally given by the Architects or might be less if CDA could successfully beat down the Japanese and the local consultants for doing the job. The Board decided that before a meeting is arranged with Messrs. Pacific Consultants, a letter should be addressed to M/s. Pacific Consultants pointing out that the Board would be prepared to consider the two alternatives proposed by them provided the overall cost of the work remains within the cost earlier agreed to by the Central Government and the overall responsibility for the completion of the design work, as defined in the original contract, would be that of the firm. Director Architecture was authorised to carry out further negotiations.

5. Any other item

279/409/70
363/BF Court/70
DSW
AHA
PO
JGW pointed out that there was no provision for minor works in the budget. Therefore, he cannot undertake minor works which he is called upon to execute from time to time. He, therefore, proposed that a suitable provision should be made in the budget. The Board approved that out of the savings from other Heads, a suitable provision should be made in the budget under the head "Minor Works".