



WORKS SERVICES

USERS PERSPECTIVE

AND

EXPECTATIONS FROM MES

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SCOPE



- ❖ **WHAT USER WANTS**
- ❖ **WHAT USER THINKS**
- ❖ **WHAT USER EXPECTS**
- ❖ **CONSTRAINTS OF MES**



SCOPE



- ❖ **SOLUTION LIES IN BEWEEN**
- ❖ **WELL BEGUN IS HALF DONE**
- ❖ **ELABORATE BOO IS THE KEY**
- ❖ **SOME GREY AREAS**



WHAT USER WANTS



- ❖ **MES SHOULD GIVE ME ALL THAT I NEED**
- ❖ **MES SHOULD KNOW MY NEEDS**
- ❖ **MES SHOULD PROVIDE**
 - **FIVE STAR WORKING ENVIRONMENT**
 - **BEST OF OPS INFRASTRUCTURE**
 - **MODERN LIVING ACCOMODATION**
 - **LATEST SPECIFICATIONS IN MD ACCN**
 - **INTERNATIONAL SPORTS INFRASTRUCTURE**
 - **URBAN BUILDERS STANDARD CAMPUSES**



WHAT USER THINKS



- ❖ **I AM THE USER, NOT THE ENGINEER**
- ❖ **IT'S NOT MY JOB**
- ❖ **MY JOB IS TO FLY & DEFEND THE SKIES**
- ❖ **AS USER CFA ALLOCATES FUNDS**
- ❖ **WORKS SERVICES IS MES RESPONSIBILITY**



WHAT USER EXPECTS



- ❖ **GE & HIS STAFF SHOULD**
 - **DO BOO**
 - **MAKE SOC**
 - **JUSTIFY WHATEVER IS REQUIRED**
 - **MAKE LINE/SITE PLANS**
 - **PREPARE AEs**

- ❖ **PLANNING OF NEW WORKS & MAINT - MES**



CONSTRAINTS OF MES



- ❖ **UNDERSTANDING USERS REQUIREMENT**
- ❖ **DIFFERENT NEEDS OF ARMY, NAVY AND AIR FORCE**
- ❖ **MES - TRANSFERABLE TO ALL DIFFERENT SERVICES**
- ❖ **GAP IN USERS ASPIRATIONS AND SCALES**
- ❖ **CONTRACTUAL AND AUDIT RESTRICTIONS**
- ❖ **MES REGULATIONS – 1968**



CONSTRAINTS OF MES



- ❖ **VERY SLOW PACE OF REVISION OF SCALES/SPECS**
- ❖ **COMPARISON WITH CPWD**
- ❖ **FINANCIAL POWERS OF CEA**
- ❖ **SHORTAGE OF MANPOWER – JEs**
- ❖ **EXTERNAL FORCES**



WHAT IS SOLUTION THEN



❖ **MES IS SERVICE PROVIDER**

❖ **HEALTHY INTERACTION**

❖ **UNDERSTAND USERS OPERATIONAL & ADMIN NEEDS**

❖ **PATIENT HEARING**

❖ **HELP USERS TO UNDERSTAND CONSTRAINTS**



WHAT IS SOLUTION THEN



- ❖ **CONVERT USERS DREAMS INTO EXECUTABLE SCOPE**
- ❖ **EXPLOIT PROVISIONS OF SCALES OF ACCN**
- ❖ **MAKE USER SPELL OUT EVERY MINUTEST DETAILS**
- ❖ **ENSURE ELABORATE AEs**
- ❖ **USE SPECIAL WORKS POWERS OF CFA**



WELL BEGUN IS HALF DONE



- ❖ **BOO IS THE BASIC DOCUMENT FOR ALL NEW WORKS**
- ❖ **AN ELABORATE BOO IS THE KEY TO GOOD PLANNING**
- ❖ **TRANSLATE USERS REQMT INTO SCOPE OF WORK**



KEY INGREDIENTS OF BOO



❖ **FROM PERSONAL EXPERIENCE**

❖ **AREAS OF CONCERNED EXPERIENCED DURING
PROCESSING OF WORKS SERVICES FOR CFA
SANCTIONS AT VARIOUS LEVELS**

❖ **SIMPLE LANGUAGE FROM USERS PERSPECTIVE**



AREAS OF CONCERN : BOO



Quality of Boards

- Guidelines - Appendix E, Ch 2, IAP 2501.
- Composition:
 - ✓ Seniority of Pr Offr & Members
 - ✓ Users Representation
 - ✓ Med Offr for Health & Hygiene works
 - ✓ MES Reps
- Adherence of TOR.



AREAS OF CONCERN : BOO



FINDINGS

- ❖ Introductory Para must include:
 - Brief orientation & Genesis of origin
 - What & Why is being proposed?
 - Where is being planned?
- ❖ What is already existing & present state?



AREAS OF CONCERN : BOO



FINDINGS

- ❖ What is lacking or missing in existing?
- ❖ References:
 - OEM Manuals
 - GoI/Air HQ Policy directions.
- ❖ Authority?
- ❖ Refer all Appendices, Annexure & Sketches with Page Numbers.



AREAS OF CONCERN : BOO



FINDINGS

- ❖ Special works – SOC for CFA.
- ❖ Special item – SOC for Authorisation with prior appl of CFA. (A/C in auditorium).
- ❖ Accn Statement Pt- I & II.
- ❖ Financial effects – AE Pt- I & II



AREAS OF CONCERN : BOO



FINDINGS

- ❖ Write SIMPLE but convincingly & logically
 - Accuracy – Factually correct.
 - Brevity - Conciseness
 - Clarity - Of thought & fact



AREAS OF CONCERN : BOO



SOC

- ❖ SOC should be elaboration of Findings
- ❖ Elaborate w.r.t of each item of scope:-
 - Dimensions (why)
 - Quantity (why)
 - Quality (why)
 - Colour (why)
 - Specifications with justification
 - No brand names



AREAS OF CONCERN : BOO



SOC

- ❖ Justification (why?)
- ❖ Reference to FRD/IRD or Policy letters.
- ❖ Authority.
- ❖ Cost.
- ❖ CFA.
- ❖ Special Item.



AREAS OF CONCERN : BOO



SITE PLAN

- ❖ On blue print – Use Auto CAD
- ❖ To the scale & orientation
- ❖ Location is important
- ❖ Reference of adjoining bldgs/Sec Wall
- ❖ Approach roads
- ❖ Use Colour Codes/Legends
- ❖ Folding of Plan - Important
- ❖ Signatures
- ❖ Numbering (P – Z)
- ❖ Plan by Engineers
- ❖ Marking by Users



AREAS OF CONCERN : BOO



LINE PLAN

- ❖ Different from Site Plan
- ❖ To the scale & Orientation
- ❖ Separate for each infrastructure
- ❖ Dimensions
- ❖ Colour Code
- ❖ Signature Block



AREAS OF CONCERN : BOO



PHOTOGRAPHS

- ❖ Input about site clearance
- ❖ State of existing infrastructure
- ❖ Visuals are best inputs
- ❖ Use digital photographs
- ❖ Photograph of even vacant site gives indication of number of trees to be cut or efforts required for site clearance.



AREAS OF CONCERN : BOO



APPROXIMATE ESTIMATES

- ❖ Purely Engineer's responsibility
- ❖ Part I – Summary
- ❖ Part II – Details of Part I
- ❖ Authority
- ❖ PDC
- ❖ Rounding off
- ❖ Arithmetically correct.
- ❖ Errors during transfer from Pt- II to Pt- I.
- ❖ RAE - Format



AREAS OF CONCERN : BOO



ACCN STATEMENT PART - I & II

- ❖ Most important for new work.
- ❖ Format for different types.
- ❖ Format given in IAP 2501.
- ❖ Reference of GoI letters for establishment.
- ❖ Ensure factually correct.
- ❖ Signature of C Adm O on Pt – I.
- ❖ Signature of GE on Pt- II.



AREAS OF CONCERN : BOO



MANDATORY CERTIFICATES

- ❖ Availability of land – Class A1 Defence land
- ❖ Availability of Water
- ❖ Availability of Electricity
- ❖ Cutting of Trees - undertaking
- ❖ Site clearance
- ❖ Grills on windows
- ❖ Estimates / Availability for Deposit work
 - IOC
 - State Electricity
 - State Water supply



AREAS OF CONCERN : BOO



MANDATORY CERTIFICATES

- ❖ RW Resurfacing
 - Traffic data duly approved by Ops Br
 - Soil survey report – New Policy
 - Topography survey
 - MET Data
 - A/C Characteristics
 - Design of Pavement
 - Availability of AFLS stores



AREAS OF CONCERN : BOO



COMPILATION & PAGE NUMBERING

- ❖ Staff work – Gift wrap
- ❖ Page numbers
- ❖ Quality of paper
- ❖ Folding of Maps
- ❖ Spiral Binding
- ❖ Cover page & Copy Number



AREAS OF CONCERN : BOO



HANDLING OBSERVATIONS

AT STATION LEVEL

- ❖ Observations from Spl Offrs, IFA, MoD etc.
- ❖ Take them positively.
- ❖ Rectify observations.
- ❖ Make Para wise reply.
- ❖ Language is the key.
- ❖ Quote precedence/policy letters/justify.



GREY AREAS



- ❖ DELAY IN FINALISATION OF SCOPE OF WORK
- ❖ **QUALITY OF BOARD PROCEEDINGS**
- ❖ REPLYING/RECTIFICATION OF OBSERVATIONS
- ❖ **BOARDS/REPLIES TO OBS BEING SENT BY POST**
- ❖ LARGE VARIATION OF COST (30 CR TO 106 CR)
- ❖ **WORKS TECHNICALLY NOT FEASIBLE (66 KVA)**
- ❖ SCOPE NOT DECIDED (SWIMMING POOL)
- ❖ **PAVEMENT DESIGN FOR AC OPERATING AREAS**
- ❖ CFEES CLEARANCE



GREY AREAS



- ❖ FREQUENT CHANGES
- ❖ **PIECE-MEAL ADDITIONS**
- ❖ CHANGE OF NAME
- ❖ **DELAY IN REPLYING RECTIFICATION OF OBS**
- ❖ IMPROPER/UNAUTHORISED NAMES OF WORKS

