



Minutes of the Estates Committee meeting held on Tuesday 20th September 2011.

Present Dr K.J. McGinley (in the Chair)
Professor Stephen Wilmer, Head of School of Drama, Film and Music
Dr Amanda Piesse, Dean of Students
Mr Ian Mathews, Treasurer
Mr Ryan Bartlett, President Students Union*
Ms Darina Kneafsey, Chief Operating Officer
Dr Yvonne Scott, Director Trinity Irish Art Research Centre
Mr Paul Mangan, Director of Buildings (Secretary)

Apologies Dr David Lloyd, The Bursar
Professor Margaret O'Mahony, Head of School of Engineering
Professor Linda Hogan, Vice Provost/Chief Academic Officer

In attendance Deputy Director of Buildings, Mr Pat McDonnell
Ms Sally-Anne Mac Mahon, Executive Officer

*In attendance for EC/11-12/036 to EC/11-12/040 inclusive.

The Chair welcomed the new members of the Committee.

Section A

EC/11-12/036 Minutes

Estates Committee:

The minutes of the Estates Committee meeting held on 30th May 2011 were approved and signed by the Chairman.

Joint Finance and Estates Committee:

The minutes of the joint meetings of Finance and Estates Committee held on 14th June and 21st June 2011 were approved by the Committee and were signed by the Provost at the meeting of Finance Committee held on 21st September 2011.

EC/11-12/037 Matters Arising

A matter arising from the minutes of the meeting held on 30th May 2011 was discussed and is recorded below (EC/11-12/038).

EC/11-12/038 Luce Hall Development

The Director of Buildings advised the Committee that the matter of the allocation of space, along with the scale and balance of the development in the Luce Hall will be dealt with by the Space Allocation Sub Committee (SASC) meetings at which a proposal will be drawn up for consideration by Estates Committee in due course. In answer to a query he said that proposals from interested parties will be accepted by the SASC. He undertook to solicit a submission from the Student Services Committee. The Committee noted that the Luce Hall Planning Committee will be reconstituted to include members from those areas involved going forward.

Section B

EC/11-12/039 Proposed Additional Student Residences

A memorandum from the Director of Buildings dated 1st September 2011 was circulated to the Committee, providing an overall summation of the position to date. The Committee noted that Executive Officers at its meeting on 8th September agreed that the remaining participants in the competitive dialogue process should be invited to tender and it is envisaged that this will be carried out within 3 months. It was noted that the College will be required to provide an additional €100k towards the cost of the procurement exercise

and this will be reported at a meeting of Estates Committee as and when the details are available. The Director of Buildings reiterated that, as with any proposed scheme or development, the approval of the Estates Committee will be sought before any contractor is appointed, and in turn the endorsement of Board.

EC/11-12/040 Proposed Maintenance Projects, 2011/12

The Buildings Officer, Mr Brendan Leahy, in attendance by invitation, presented a schedule of proposed maintenance projects to be carried out in the coming academic year, subject to the availability of resources. He advised that projects are prioritised from 1 to 4, with 1 being highest priority and the Buildings Officer went on to give a brief account of each proposed project indicating the prioritisation reasoning used. It was noted that funding for such projects comes from a variety of sources, one of which is the HEA devolved grant for backlog maintenance work. The Buildings Officer advised that it was hoped to complete all the Priority 1 projects from funds under his control and that other projects would be undertaken to the extent that additional funding is provided from the HEA allocation for backlog maintenance or elsewhere.

EC/11-12/041 Data Centre Áras an Phiarsaigh (AAP)

A memorandum from the Engineering Services Manager dated 31st August 2011 setting out the progress to date on the project to construct a data centre for ISS in Áras and Phiarsaigh was noted by the Committee. The Director of Buildings advised the Committee that the initial programme had been optimistic and had been delayed by a number of issues including the requirement to submit a planning application for the works to the roof of the building. He said that the project is expected to be completed by March 2012. He reported that the building project is on target for completion within the €2m budget allocated. The Director of Buildings undertook to appraise the Committee on the costs breakdown for this project at the next meeting.

EC/11-12/042 Estates Committee Self Evaluation

The Director of Buildings presented an analysis report compiled from self evaluation questionnaires submitted by members as per the directive in the Terms of Reference for the Committee. Responding to the report it was recognised that the work on the College Development Plan during the course of the academic year 2010 to 2011 took up considerable time at meetings. The report showed that it was clear that members would value an orientation process once they are inducted to the Committee and the Director of Buildings undertook to investigate how best to provide this. It was agreed that more emphasis is required in relation to the provision of financial information and the Treasurer said that he would welcome working with the Director of Buildings more closely in the provision of same. It was clear that there is a desire for more than one meeting per term (although the difficulty in achieving a quorum for meetings was noted) and as such the schedule of meetings to be circulated at the next Estates Committee will reflect this requirement.

The process of self evaluation is carried out annually and the Director of Buildings asked that members participate fully in the practice.

EC/11-12/043 Financial Position – 5 no. Significant Projects

The Director of Buildings circulated a memorandum dated 14th September 2011 setting out the financial position on 5 no. significant capital projects. This paper was also submitted for review at the meeting of Finance Committee on 14th September 2011.

The Committee noted the position in relation the Biomedical Sciences Institute, in particular the funding shortfall of some €4.74m which is being addressed by a combination of fundraising approaches, noting also that any remaining shortfall will be met from rental income once the capital cost of the commercial space has been recovered in circa 15 years. In relation to financial claims by the developer centering around Employers Works Requirements and how that compares with what was designed and built by the contractor, the Director of Buildings said that the College has commenced a conciliatory process and it

was noted that, once concluded, a recommendation will be presented to Estates Committee and Finance Committee for approval.

The Director of Buildings was pleased to report that the joint TCD/St. James's Hospital development funded by the Wellcome Trust is progressing, with revised tenders for the project now under consideration by the Trust. The Director of Buildings undertook to review the tender report produced by the Quantity Surveyors in detail. He advised that the projected cost remains within the sum approved by the Wellcome Trust. Once approved the construction can commence immediately.

A synopsis of the Long Room Hub building project was included in the report and members noted that Messrs. Cramptons have taken over the work on remedying building defects to replace the main contractor which was taken in to receivership. This work is due for completion by the end of October 2011.

In answer to a query the Director of Buildings informed the Committee that The Lir project was funded and developed by an external party, with the site leased from the College and as such it is not reported.

EC/11-12/044 Director of Buildings Area Report

This report dated 31st August 2011 providing an overview of significant activities undertaken by the Director of Buildings Office area throughout the period June to August 2011 was noted by the Committee.

EC/11-12/045 Naming of Biosciences Development at Pearse Street

The Committee ratified the Dean of Research's proposal to name the building the Trinity Biomedical Sciences Institute. The formal approval of Board will be sought at its next meeting on 12th October 2011.

EC/11-12/046 Walton Sculpture Proposal

A memorandum from the College Secretary dated 12th September 2011 proposing to locate a commemorative statue honouring Nobel Laureate E.T.S. Walton on a site at the western corner of the Fitzgerald Building was noted by the Committee. Members approved the location in principle and the Director of Buildings undertook to revert to the Grounds and Gardens Advisory Committee to seek its ratification.

Section C

EC/11-12/047 Bioscience Project Team

The minutes of meetings of the Bioscience Project Team held on 8 June, 22 June, 18 August and 1 September 2011 were noted.

EC/11-12/048 Space Allocation Working Group

The minutes of the Space Allocation Sub Committee meeting held on 13th July 2011 were noted, along with the Terms of Reference for this Sub Committee.

EC/11-12/049 Grounds and Gardens Advisory Committee

The minutes of the meeting of the Grounds and Gardens Advisory Committee meeting held on 31st March 2011 were noted.

Any Other Business

The Minute Secretary undertook to liaise with individual members in order to identify 2 no. per term meeting dates convenient to a minimum of 7 no. members to ensure a quorum is reached at each meeting. A revised schedule of meeting dates will be circulated to members in due course.

Signed: _____

Date: _____