



**Minutes of the Estates Committee meeting held on Tuesday 14th March
2012 the Boardroom, Trinity Biomedical Sciences Institute.**

Present

- Dr K.J. McGinley (in the Chair)
- Dr David Lloyd, Bursar
- Mr Ian Mathews, Treasurer*
- Dr Amanda Piesse, Dean of Students
- Professor Clive Williams, Faculty Dean of Engineering, Maths and Science
- Mr Ryan Bartlett, President Students Union
- Professor Stephen Wilmer, Head of School of Drama, Film and Music
- Professor Cliona O'Farrelly, Board Nominee
- Mr Paul Mangan, Director of Buildings (Secretary)

Apologies

- Dr Yvonne Scott, Director Trinity Irish Art Research Centre
- Professor Linda Hogan, Vice Provost/Chief Academic Officer
- Professor Margaret O'Mahony, Head of School of Engineering

In attendance

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

***In attendance for items EC/11-12/078 to EC/11-12/083 inclusive.**

The Chair welcomed Professor Clive Williams, Dean of the Faculty of Engineering, Maths and Science as a representative of the Faculty Deans.

Section A

EC/11-12/078 Minutes

The minutes of the meeting of the Estates Committee meeting held on 17th January 2012 were approved by the Committee and signed by the Chairman.

Matters Arising

EC/11-12/079 – Biosciences Industry Academic Collaboration Space

The Director of Buildings informed the Committee that discussions are ongoing with the HEA to seek a relaxation of the PRTL1 5 capital grant condition to set aside 3000 sq.m of space for

industry academic collaboration. A meeting had been held with the officials of Enterprise Ireland and they will confirm to the HEA and the Department of Enterprise Trade and Employment that they do not have any clients seeking such space. In addition, Enterprise Ireland has advised that space in Unit 7 of the Trinity Technology and Enterprise Campus would be acceptable to it as collaboration space.

EC/11-12/080 – Institute of Population Health

The Director of Buildings confirmed that a proposal to acquire part of the Russell Building, Tallaght for the Institute of Population Health was approved by Board at its meeting on 1st February 2012 and is being progressed.

EC/11-12/081 Accessibility of College Buildings

As per a request at the meeting of Estates Committee on 17th January, the Deputy Director of Buildings outlined that percentages of College buildings that are accessible or otherwise as follows:

23% compliant with Accessibility Legislation (Disability Act 2005)

40% accessible at entrance level only

37% inaccessible. Please note that this percentage of buildings is exempt from the legislation due to their historical nature, such as Westland Row and the Pearse Street terraces.

Work is ongoing to seek to comply with the legislation to the extent to which it is practicable.

It was noted that once notice is received the Academic Secretary's area arranges, where possible, for students with disabilities to be accommodated in accessible buildings for lectures. Some members advised that, despite the best efforts of those involved, there are ongoing difficulties in arranging the necessary accessible facilities.

Section B

EC/11-12/082 – Additional Student Residences

The Director of Buildings circulated a comprehensive document with a view to appraising the Committee, in particular new members, of the actions, processes and advice that had brought the project to its current stage, including 2 no. past papers. In conjunction with the briefing document, the proposed selection criteria to be applied to the remaining tenderers was circulated to members. An issue that came to light since the January meeting of this

Committee relating to one of the candidates has delayed the process and led to the requirement to reassess the best way proceed.

In response to a query the Director of Buildings confirmed that the College can withdraw from the process at any stage if the procurement exercise will not produce an optimal result for the College.

EC /11-12/ 083 Report on Capital Works and Director of Buildings Area Activities from December 2011 to February 2012

The Director of Buildings presented this report to the Committee giving an overview of the significant activities undertaken by the area in recent months.

In relation to the Trinity Biomedical Sciences Institute (TBSI), he said that the conciliation process relating to claims made by the contractor for additional payment is ongoing and that it is expected that a recommendation will be forthcoming from the Conciliator shortly.

It was noted that Iarnród Eireann has begun works to the entrance to Pearse Station and it is hoped that once footfall can be measured, following the expected entrance opening in May, the retail space in the development will be leased. The Director of Buildings and Treasurer are working to revise the commercial agreement with the contractor to reflect the revised occupancy arising from the removal of the Industry Academic Collaboration Space and other, lesser, factors.

The Director of Buildings reported that the Art Store at the Trinity Technology and Enterprise Campus (TTEC) is complete with a date in late March/early April scheduled for the relocation of art pieces. He said that insurers have been notified in advance and invited to view the premises at their convenience if they so wish.

Further, Unit 7 will become available for wet lab work or industry academic collaborative activity and this will be promoted by this office. It was agreed that the Committee will be furnished with a report on the current usage and occupancy levels of the Enterprise Campus.

The Committee was advised that the Campus Smart Card Access Control proposals and prices will be received by 6th April, and it is envisaged that the contract will be awarded on 27th April with a view to implementation commencing in early May.

It was noted that the delivery of the Data Centre remains on target and on budget. Remote monitoring of the facility is being worked on by the contractor.

The Long Room Hub completion works are nearing completion; the need for a permanent waterproofing solution to the tunnel to the 1937 Reading Room and a number of minor snags being the only items outstanding.

The Chair suggested that a sub group should be nominated to evaluate risks in terms of activities in basements throughout the College and this will be addressed at the next meeting.

In relation to the Clinical Research Facility being constructed in collaboration with the Wellcome Trust and St. James's Hospital (SJH), the Director of Buildings advised that work is underway since December 2011. College has made an initial payment to SJH in respect of design costs and reimbursement (excluding VAT) has been received from the Wellcome Trust as per agreement.

It was noted that the Director of Buildings submitted a proposal to Executive Officers seeking funding for essential backlog maintenance, detailing projects requiring action over the next 5 years. He undertook to apprise the Committee of the total value of backlog maintenance projects at the next meeting.

Members asked if disruption arising from maintenance activities could be minimised by earlier communication with users in affected areas or by scheduling the works to off peak times.

Following a suggestion from the Director of Buildings it was decided that members shall be invited to view the site of the restoration works on the Museum Building façade while access is still available. Arrangements will be made with the Buildings Officer to accommodate this visit.

In answer to a query the Deputy Director of Buildings said that completion of the renovation work to South Leinster Street is expected by mid-April and it was noted that the contractor is carrying out work off site as far as practicable in order to minimise disruption to the occupants. It was agreed that the President of the GSU would be kept advised of the position.

The Deputy Director of Buildings, on a point of clarification, defined the works to Front Square accessible pathways and Cobbles. The universally accessible pathways were completed in September 2011, a later date than expected due to the impact of adverse weather, extraordinary events e.g. Alumni Weekend and VIP visits. The subsequent works are

part of ongoing and regular repointing of the cobbles. Extensive work was required following heavy frost in recent winters. This phase of the work is now complete.

EC/11-12/084 – Reallocation of Space in Biotechnology and Physiology Buildings

The Director of Buildings drew the attention of the Committee to the minutes of the Space Allocation Sub Committee meeting of 20th February, at which the following reallocation of space was approved:

Biotechnology Building –

- Lower ground floor and 50% of the ground floor is allocated to the Academic Services Registry.
- Existing allocation of space on the ground floor to activities of the Faculty of Engineering, Mathematics and Science shall remain.
- The first floor is allocated to the School of Medicine for Anatomy and Physiology activities that were not relocated to the Biomedical Sciences Institute.
- The second floor remains unallocated.

The Committee noted that Messrs. ABK Architects have been appointed for the project and would bring forward proposals for the design and execution of the work to meet the tight programme requirements. The Dean of the Faculty of Engineering, Mathematics and Sciences stressed the need to avoid disruption of existing activities. The Director of Buildings undertook to arrange early discussion with the existing users to accommodate their concerns.

Physiology Building – The Sub Committee agreed also that the Physiology Building is to be refurbished for interim use by the Irish School of Ecumenics and Loyola Institute. There is potential to accommodate the School of Religions and Theology also in this accommodation.

EC/11-12/085 – Capital Projects Monitoring and Reporting

The Director of Buildings circulated a report by the Internal Auditor on Capital Projects Monitoring and Reporting together with a covering memorandum dated 12th March 2012. He advised that, in collaboration with the Treasurer and the Chief Operating Officer, a paper is being prepared for Executive Officers setting out proposals for best practice in relation to financial controls for large projects, including major capital projects.

A further paper will be circulated to Estates Committee once the proposal to Executive Officers is reviewed, at which point further discussion can be undertaken and any queries will be addressed.

EC/11-12/086 - Extension to the rear of Kennedy's Pub

The Committee noted a memorandum and illustrations from the Architectural Services Officer outlining a proposal by Kennedy's Pub to extend at the rear of the building. The Committee noted the comments from the Head of the Genetics Department and confirmed its previous decisions that the College should not formally object to the planning application. The Committee noted the Department's concern at vibration from plant in Kennedy's premises and asked that the Director of Buildings Office seek commitments that this will be rectified.

EC/11-12/087 - Capital Projects Report - Issue 14

This item was deferred to the next meeting of Estates Committee.

Section C

EC/11-12/088 College Insurance Policy Renewal

The Committee noted a memorandum from the Director of Buildings dated 9th March 2012 along with a report from Messrs. Willis, the College's insurance brokers.

EC/11-12/089 Space Allocation Sub Committee

The minutes of the Space Allocation Sub Committee meeting held on 20th February 2012 were noted.

Date of Next Meeting

Subject to the requirement for an additional meeting of the Committee, members were asked to set aside the 4th of May at 2.30pm as a tentative date. Members will be notified in a timely manner if the meeting is to be held.

The next confirmed meeting of the Estates Committee will be held at 2.30pm on Wednesday 20th June and will be held in the Boardroom, House 1.

Signed: _____

Date: _____


20/06/12