

# The University of Dublin

## Trinity College

### Minutes of the Site and Facilities Committee Meeting held on 31<sup>st</sup> March 2009 in the Board Room, House 1.

*Present* Prof. Roger Stalley in the Chair, Acting Treasurer (Mr. Ian Mathews), President of the Students' Union (Mr. Cathal Reilly), Chief Operating Officer (Mr. Chris Lyons)\*, Prof. Mary McCarron, Mr. Peter Connell, Director of Buildings (Mr. Paul Mangan).

*Apologies* Dr. J.K. McGinley, Prof. Colm O'Morain, Bursar (Prof. M. O'Mahony), Vice Provost/Chief Academic Officer, Prof P. Prendergast.

*In Attendance* Dean of Students (Mr. G. Whyte).  
Deputy Director of Buildings (Mr. Pat McDonnell).  
Ms. S. Mac Mahon (Executive Officer, Director of Buildings Office).

*\*Present for minutes* SF/08-09/58 to SF/08-09/63 inclusive.

The Acting Chair welcomed Mr Peter Connell, newly appointed Board nominee to SFC.

#### **1. Minutes**

**SF/08-09/55** – The minutes of the meetings held on 10<sup>th</sup> February and 19<sup>th</sup> February 2009 were approved by the Committee and signed by the Chairman.

#### **2. Matters Arising**

Matters arising from the minutes were discussed and have been recorded below, (see Minutes **SF/08-09/56 and SF/08-09/57**).

#### **SF/08-09/56 – Cobble Reduction Programme**

The Deputy Director of Buildings, Prof Stalley and Dr Mc Parland met with the architects for the project and agreed on the specification of the slabs to be used. An order has been placed and once received (latest mid-May) a section will be laid outside Houses 7 and 8 – a location that was deemed to incorporate all possible challenges that might be met in the overall project.

#### **SF/08-09/57 – Renaming of Arts Building Lecture Theatre**

The Director of Buildings outlined the situation to date as follows:

The process started with a letter from Dr Nicholas Grene to the Provost in October 2005 requesting the naming of the Ernest Walton Theatre in the Arts Building for John Millington Synge.

The request was referred to the Site and Facilities Committee which approved it in principle but felt that the request should follow agreement to name another space after Ernest Walton. To this end discussions took place on naming one of the Theatres in the Lloyd Institute for Walton. This was agreed at the Lloyd Institute Management Group in 2008. Arising from this agreement the College Secretary confirmed to me that the proposed renaming was agreed between the Head of the School of Physics, the Head of the School of Computer Science and Statistics and Professor Grene.

In advance of the recent Synge Symposium the question of changing the name on the Walton Theatre arose again. The Site and Facilities Committee confirmed its approval of the proposal on 20 January 2009 (Minute SF/08-09/34) and the name change has been implemented.

More recently a proposal has been made that, instead of naming a theatre in the Lloyd Institute for Walton, the lecture theatre in the Sami Nasr Institute might be named the Ernest Walton Theatre. This has significant merit because of the Physics presence in that building.

### **3. Section A**

#### **SF/08-09/58 – Sale of Cumberland Street Stores**

A letter from the College's Property Advisers recommending the acceptance of a revised offer from the ESB for the purchase of the Cumberland Street Stores was circulated to the Committee. The Director of Buildings pointed out that extensive electricity requirements for future College developments could not be provided by the ESB unless this offer is accepted. He said that the transaction had not been concluded because the College had to secure freehold title through the courts, a process that took over 2 years and that the ESB was insisting that the price be reviewed to reflect current market conditions. The Committee noted that the revised price represented a satisfactory outcome for the College in the circumstances and agreed that the College should conclude the transaction as currently proposed.

#### **SF/08-09/59 - Additional Residential Accommodation**

The Committee noted a memorandum circulated by the Director of Buildings on the proposed appointment of a Specialist Adviser to TCD to advise in relation to the procurement of additional residential accommodation. This was advertised and tenders were invited by 18 March 2009. 13 tenders were received and 6 were shortlisted for interview on 27 March 2009 by a selection panel comprising the Chief Operating Officer, the Director of Accommodation and Catering, the Financial Planning Manager and the Director of Buildings.

The selection panel recommends the appointment of a team led by Bruce Shaw, with Knight Frank, Quale Monro, Murray O Laoire, Fitzsimons Doyle and Homan O Brien.

The Committee approved this appointment and it was noted that the Director of Buildings will forward a proposal to appoint a Project Manager for this specific assignment.

The Committee noted the comments of the Chief Operating Officer that additional residences are required to support the strategic objectives of the College but provided they bring added value to the College and that they represent value for money.

### **4. Section B**

#### **SF/08-09/60 – Capital Projects Report**

The Director of Buildings circulated Issue 11 of the Capital Projects Report for the information of the Committee. A number of points were highlighted as follows:

1. The final account for the North East Corner Project is close to completion.
2. The completion of the Biosciences Development on Pearse Street will facilitate large scale redevelopment of the east end of the College. It was noted that discussions will commence shortly on the reallocation and redevelopment of the vacated space and this will be processed through the Estates Strategy Team and the Site and Facilities Committee.
3. The Director of Buildings and Acting Treasurer are pursuing the previously allocated €4.7m for the School of Nursing and Midwifery and will report back to the next SFC.
4. The planning permission for the Pearse Street Development has approximately 2 years left to run. Business, Theology and Drama are seeking currently seeking funding that can be used in this development.
5. It was noted that the new Development Control Plan will be drafted once the College Strategic Plan is complete.

6. The College is seeking possession of Oisín House from the OPW and the Director of Buildings is pursuing this, subject to the tenants legal rights.
7. PRTL15 Submission – The Director of Buildings is working on this submission.
8. The Acting Treasurer pointed out that the current deficit is acceptable (€15.853 m) having regard to the value of its estate and including the recent purchase of Phoenix House for the College.

The Committee noted the Report which will be circulated to Board at its next meeting for approval.

#### **SF/08-09/61 – Façade Contract for Long Room Hub Project**

The Long Room Hub Planning Committee has requested that the façade contract be awarded immediately.

#### **Note from LRH Planning Committee Meeting Minutes of 11<sup>th</sup> March 2009 ref. LRH 07-08/46-Matters Arising**

“The Committee asked that normal procedures be accelerated to seek College approval for the façade contract to be put into place”.

This is in line with the clear recommendation from the architects that the façade contract be appointed in advance of the main contract, to ensure our tight funding programme can be met and further to reduce the potential for delays by giving the façade specialist the time he needs for design and testing prior to ordering materials.

The Committee agreed to recommend the immediate award of this contract and Prof Stalley said he will bring this to the attention of Board.

#### **SF/08-09/62 - Director of Buildings Area Annual Report**

This item was deferred to the next meeting of SFC.

#### **SF/08-09/63 – Bioscience Project Progress Report**

The Committee noted a progress report dated 26<sup>th</sup> March 2009 from the Director of Buildings advising that work started on site in August 2008. The excavation has been completed and concreting of the level-3 basement slab is under way. One of the tower cranes has been erected. The project is scheduled for completion in December 2010.

The contract documents for the academic facilities have been executed by both sides. Those for the commercial facilities are close to completion. In the meantime the contractors are working under a letter of intent from the College which sets out the basic responsibilities of the parties in respect of the commercial space.

The project will contain some 20,000 sq.m. of academic space at an estimated cost of €82 – €85m, with c. 6,500 sq.m of commercial office space and 2150 sq.m of retail space and 80 parking spaces. Financing for the academic elements of the project has been obtained through a €75m loan from the European Investment Bank – its first such loan in Ireland. It is proposed that this loan will be replaced by substantial funding being sought under competitive state funding and philanthropy. Funding for the commercial space is being provided by the College based on rental guarantees from the contractor which are set to ensure that the commercial space will be funded from rental income and will clear its development cost after 14 years.

In recent months the Biosciences Project Team has been working to finalise the brief and schedule of accommodation and to advance governance proposals for the Biosciences Institute.

It is proposed to increase the size of the Bioresources facility to relocate and accommodate the BRU facility from the Luce Hall and, subject to funding, to accommodate a Transgenic facility and accommodation for structural genomics for which the HEA has sought bids under PRTL1 5.

Through these proposals, and the development of the brief and the design, the scale of the building has increased to approximately 19,500 sq.m, so that the level -3 basement is now likely to be fully allocated.

A revised cost will be negotiated when there is clarity on the design and the PRTL bids but it is likely to be in the region of €83 - €85m.

Discussions are continuing on the final brief and distribution of space within the building. These must be concluded by the end of March to avoid the risk of disruption to the contract.

## **5. Section C**

### **SF/08-09/64 – Estates Strategy Team Minutes**

The Committee noted the minutes of the meeting of the Estates Strategy Team meeting held on 2<sup>nd</sup> March 2009.

### **SF/08-09/65 – Long Room Hub Planning Committee**

The Committee noted the minutes of the Long Room Hub Planning Committee held on 11<sup>th</sup> March 2009.

### **SF/08-09/66 – Biosciences Project Team**

The Committee noted the minutes of the Biosciences Project Team held on 24<sup>th</sup> February 2009.

### **SF/08-09/67 – Grounds & Gardens Advisory Committee**

The Director of Buildings drew the Committee's attention to the decision of the GGAC to apply for a licence to remove the large chestnut tree at the Nassau Street entrance for safety reasons. This is on foot of a report identifying the tree as a "serious risk" as a result of a fungal infection.

The Committee noted the minutes of the meeting held on 20<sup>th</sup> January 2009.

## **6. Any Other Business**

## **7. Date of Next Meeting**

### **SF/07-08/54 – Date of Next Meeting**

The next meeting of the Site and Facilities Committee is scheduled for 11am on Tuesday 28<sup>th</sup> April and further to a suggestion from Professor Stalley it was agreed that this meeting will be held in the Trinity Centre in St. James's Hospital.

Signed .....

Dated .....