

The University of Dublin

Trinity College

Minutes of the Site and Facilities Committee Meeting held on 19th January 2010 in the Board Room.

Present Dr. J.K. McGinley (in the Chair), Vice Provost/Chief Academic Officer (Prof. P. Prendergast), Treasurer (Mr. Ian Mathews), President of the Students' Union (Mr. Conán O Broin), Interim Chief Operating Officer (Mr. Tony Mc Mahon) , Mr. Peter Connell, Bursar (Prof.M.O'Mahony), Director of Buildings (Mr. Paul Mangan).

Apologies Prof. Colm O'Morain, Prof. Roger Stalley Dr. M. McCarron

In Attendance Deputy Director of Buildings (Mr. P. McDonnell), Executive Officer (Sally-Anne Mac Mahon).

1. Minutes

SF/09-10/14 – The minutes of the meeting held on 29th September 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/09-10/14 to SF/09-10/15 to SF/09-10/16 inclusive).

SF/09-10/15 – Foster Place Development

The Director of Buildings stated that he met with the Chief Planning Officer, Assistant City Manager and the Senior Planner from Dublin City Council (DCC) to discuss the refusal by DCC of the College's planning application to develop Foster Place into improved and extended academic space as well as the remodelling of the banking hall as a restaurant/bar. The Committee was advised that a new planning application will be prepared shortly taking in to consideration the positive outcome of the meeting with DCC, at which the full proposal was clarified.

The Director of Buildings informed the Committee that the banking hall area was refurbished at a cost of €250,000 to house the Innovation Academy on an interim basis and said that use of this refurbished space to launch the College Strategic Plan 2009 – 2014 was very well received.

SF/09-10/16– Additional Residential Accommodation

The Director of Buildings reported that over 40 responses were received to the tender notice in the EU Journal for the provision of up to 1000 bed spaces. He said that the submissions have been assessed and a shortlist of 7 candidates has been created. The next stage in the process is to prepare a detailed brief and tender documents. The Director of Buildings advised that he will bring a paper to the next meeting of SFC to include a proposal to establish a project sub-committee.

3. Section A

SF/09-10/17 – Sale of Ground Rent, Pearse Street Garda Station

The Office of Public Works exercised its right by law to purchase the ground rent on this site and due to time constraints this item was approved by Executive Officers at the meeting of 15th December 2010. At the Director of Buildings' request the Committee noted this approval of item.

SF/09-10/18 – Proposed Property Purchase - Lincoln House

A memorandum dated 11th December 2009 from the Director of Buildings was circulated to the Committee, seeking approval for the purchase of a property recommended by the College's Property Advisors Knight Frank as a sound investment opportunity for the College in the current climate. Also circulated were a memorandum dated 14th January 2010 from the Treasurer setting out the funding arrangements and a letter from Knight Frank Property Consultants recommending the purchase. The Director of Buildings outlined the details of the property which is currently at full occupancy, and highlighted that the yield of just over 8% is considered very good by KF. It was noted that a due diligence exercise will be carried out prior to final agreement. The Treasurer stated that the fund used for this purchase would return to balance within 12 years. He said that the current value of the fund will be replenished within 3 years from current income and rental income from this property. He agreed that the financial model for this proposed purchase assumes that the rental income will continue. The terms of the leases allows the tenants to break the lease without penalty at agreed times during the rental period, at which time the College can have occupancy leading to the fund being replenished over a longer period of time.

The members agreed with the recommendation and approved the purchase noting that it represents good value for the College.

4. Section B

SF/09-10/19 – College Park Floodlighting

A memorandum dated 23rd November 2009 from the Director of Buildings was circulated to the Committee along with a photo montage and layout drawings of the proposed floodlighting at College Park. It was noted that Department of Sport's preferred option is 3 no. poles on either side of the Rugby Pitch. The Committee expressed a preference to locate the poles on the Cricket Pitch side set in to the trees to minimise obstruction to the broadwalk. This will have the added benefit of providing light to the broadwalk and also there is the option to provide additional lighting to the Cricket Pitch for use during evening training sessions for various sports. The Committee noted that this project will be funded jointly by the DUFC, Department of Sport and DUCAC. The project was approved in principle with the Committees recommendation that the lighting will be used to facilitate training on the cricket pitch side.

SF/09-10/20 – Science Gallery Signage

The Committee approved the external signage proposal from the Director of the Science Gallery for the Science Gallery brand sign to be erected above the existing Naughton Institute sign. A letter from the Naughton family in support of the proposal was read by the Director of Buildings. The Director of Buildings undertook to suggest to the Science Gallery Director that their designers might consider increasing the size of the sign to bring it in to line with the size of the existing Naughton Institute sign.

SF/09-10/21 – Estates Area Risk Register 2009/2010

The Director of Buildings circulated the Estates Area Risk Register for 2009/2010 listing 3 critical and 10 high level risks. The Committee noted that the presentation of risks for the College High Level Risk Register has changed from numerical to critical or high classification.

The Director of Buildings highlighted to the Committee the 3 critical risks, being access control, electricity supply and physical risk to buildings (fire, flooding etc.). It was noted that the Director of Buildings Office is processing a proposal through the Information Policy Committee to implement a smart card control system that will incorporate time and attendance logging, library access, ID if required in addition to

electronic locking/access. It is envisaged that this system will be in place before the students return after the summer break 2010.

On the issue of electricity requirements the Director of Buildings reminded the Committee that the sale of Cumberland Street Stores to the ESB has allowed the ESB to build a much needed supply station, which will service the requirements for the Bioscience Development on Pearse Street. Considerable funding will be needed in order for the plan to install an additional distribution ring in College to be progressed.

With regard to the critical risk to College buildings, the Director of Buildings advised that the issue of compliance with fire certification is ongoing. He stated that the HEA allocated funding of over €2 million in 2009 for backlog maintenance and it is hoped that if this level of funding is continued that a good level of progress can be achieved annually. In particular, the Committee noted that the compartmentalisation works in the Arts Building are at an advanced stage.

The Director of Buildings agreed with the Chief Operating Officer that as a result of the risk management processes being pursued, the risks listed as 'critical' could be classified as 'high'.

It was agreed that, in light of the recent flooding in the vicinity of the College, the Director of Buildings will liaise, at the suggestion of the Bursar, with College specialists in hydraulics and environmental issues. He undertook also to liaise with Dublin City Council to identify what, if any, plan is in place if the walls of the Liffey fail.

SF/09-10/22 – Capital Projects Update

The Committee noted the Capital Projects Update from the Director of Buildings dated 23rd November 2009.

The Director of Buildings informed the Committee that the Bioscience project is currently running 2 weeks behind but this time is expected to be recovered and is not of concern at the moment. He said that costs pertaining to additional fixtures and design review and alterations have yet to be finalised and that this issue is currently under review, with agreement on the final figure expected in early February. Although the maximum budget of €75m remains unchanged, the Director of Buildings stated that it is possible that some design features and/or additional fixtures will have to be omitted from the final specification in order to ensure the budget is adhered to. He further stated that the College has no desire to exceed the maximum budget in any case. It was noted that no communication has yet been received from the HEA as to the outcome of the College's bid for funds from PRTL15. This information was noted by the Committee and the item will be discussed again at the February meeting of SFC.

The Director of Buildings gave a brief update on other capital projects as follows:

The Long Room Hub is proceeding within budget with completion expected by March 2010. The Committee noted a paper dated 13th January 2010 from Building Projects Officer, Ms Deirdre O'Shea.

The New Square residences project is expected to be completed within budget by 12th February 2010. The Committee noted a paper dated 13th January 2010 from Building Projects Officer, Ms Deirdre O'Shea.

SF/09-10/23 – Proposed Drama Academy

A memorandum and drawings dated 12th January 2010 were circulated to the Committee outlining the proposal from the Cathal Ryan Trust and the Drama Academy Development Company to establish an Academy for Dramatic Arts at the Trinity Technology and Enterprise Campus (TTEC). In his paper the Director of Buildings stated that he has confirmed that the schedule of accommodation and the sketch design is acceptable to Dr Singleton on behalf of the School of Drama, Film and Music. The Director of Buildings said that the Drama Academy will be operated by a separate company, which will be wholly owned by the College, and will hold the property under a lease from the College. Whereas the capital cost of the refurbishment will be met by private donation, the full operating costs of the academy would be met

by the College. He is working with the design team to ensure that the College's operating requirements will be incorporated.

Mr Joe Kennedy from Smith Kennedy Architects was invited to present the proposal seeking approval to bring forward a planning application to Dublin City Council. It is proposed that, in addition to substantial internal works to the former industrial units, the scheme will include a new extension to the north of the property. Mr Kennedy outlined the detailed proposals to provide the accommodation and outlined the proposed external treatments. He highlighted the desire of the Drama Academy to provide a distinctive building that would highlight the activities to take place there. This is to be achieved through building form, materials, interactive displays and external sculptures.

In answer to a query the Director of Buildings said that the Academy will cater for a maximum of 48 students and it was clarified that there will be lockers and facilities incorporated in the buildings to meet the requirements of both staff and students.

Following a discussion the Committee agreed that the proposals should go forward as a planning application to Dublin City Council. The Committee supported the need for the building to have a distinctive identity but highlighted the need for the proposals to be secure against anti social activity. It agreed that the proposed name of the building should be approved by the College and should incorporate reference to Trinity College Dublin. The Committee noted further that the College will wish to redevelop its property at the Trinity Technology and Enterprise Campus, including the proposed site of the Drama Academy, and directed that the arrangements with the Drama Academy Development Company take account of the College's long term development plans for TTEC.

SF/09-10/24 – Various Progress Reports

The Deputy Director of Buildings circulated a memorandum dated 23rd November 2009 outlining progress on the following projects:

Cobble Reduction Programme – it was noted that the steps have been raised to several entrances in Front Square ready for the installation of accessibility ramps to the remainder of buildings. It is proposed to install automatic doors also, with the door at the Provost's House, House 1 to be changed from a double door to a single full sized door opening. The project shall be put out to tender imminently.

Luce Hall Redevelopment – note that the College has been asked to provide further information on drainage and materials for elevation to support the planning application which is currently under review by Dublin City Planners. The Deputy Director of Buildings reported that a letter of support for the project was received from An Taisce.

Phoenix House Redevelopment - The Deputy Director of Buildings reported that a Planning application for change of use of the building to academic use and replacement of windows had been submitted in December and that the outcome will be due in March. The redevelopment is scheduled to go to tender in February and it is planned to appoint a contractor by early March. In relation to the relocation of College Schools or Departments to the property, the Deputy Director of Buildings said that a draft schedule of accommodation had been drawn up to include study space and teaching for post Graduates from the Faculty of Arts, Humanities & Social Sciences, the Student Counselling, the Centre for Deaf Studies (which is relocating from Drumcondra) and possibly one of the other constituents of the School of Linguistic, Speech & Communications Sciences. There is currently not sufficient space available in the building to house the full school but additional space is likely to become available in about 2 years time. The Committee asked that every effort be made to accommodate this school in full.

It was noted that the building will require a Disability Access Certificate pertaining to the upgrade works according to new building regulations.

SF/09-10/25 – Development Control Plan

A memorandum from the Director of Buildings dated 12th January 2010 was noted by the Committee. The Director of Buildings said that he has sought submissions from Heads of Schools, Centres and Support Areas in the form of an outline of what changes in space requirements they are likely to have in the coming years. SFC members were also invited to submit observations and proposals for consideration. The Committee noted the steps being taken to advance the Development Control Plan and a draft plan will come to this Committee for approval.

SF/09-10/26 – Naming of Theatre for Ernest Walton

The Director of Buildings circulated a memorandum dated 13th January 2010 outlining the current situation with the naming of an appropriate space/theatre for Ernest Walton. The Site and Facilities Committee had previously approved the renaming of the Walton Theatre in the Arts Buildings to the JM Synge Theatre subject to an appropriate space being identified to be named in honour of Walton. A proposal was made to name the lecture theatre in the Sami Nasr Institute for Walton, instead of in the Lloyd Institute as previously suggested, but this was declined as the location was deemed not to be of sufficient significance.

The memorandum contained a proposal from the Provost outlining 3 options for consideration by the Site and Facilities Committee. The Committee supported the Provost’s recommendation that comprised the erection of a statue in an appropriate location, coupled with the naming of an appropriate lecture theatre. In a discussion the Committee noted that the area between Botany and the Fitzgerald Buildings is to be cleared for landscaping as a planning condition for the SNIAMS Building and this area might be designated as the Walton garden.

5. Section C

SF/09-10/27 – Biosciences Project Team

The Committee noted the minutes of the Biosciences Project Team meetings held on 18th September, 23rd October and 25th November 2009.

SF/09-10/28 – Long Room Hub Planning Committee

The Committee noted the minutes of the Long Room Hub Planning Committee meeting held on 29th September 2009.

SF/09-10/29 – Grounds & Gardens Advisory Committee

The Committee noted the minutes of the Grounds & Gardens Advisory Committee meeting held on 12th June 2009.

SF/09-10/30 – College Green Building Management Group

The Committee noted the minutes of the College Green Building Management Group meeting held on 29th October 2009.

6. Any Other Business

There was no other business.

7. Date of Next Meeting

SF/07-08/31 – Date of Next Meeting

The next meeting of the Site and Facilities Committee is scheduled for 11am on Tuesday 16th February and will be held in the Board Room, House 1.

Signed

Dated