



Minutes of the Estates Committee meeting held on Tuesday 25th January 2011.

Present Dr K.J. McGinley (in the Chair)
Professor Michael Marsh, Pro Vice Provost, Chief Academic Officer
Professor Frank Boland, The Bursar
Ms Darina Kneafsey, Chief Operating Officer
Professor Stephen Wilmer, Head of School of Drama, Film and Music
Mr Joseph Richardson, Faculty of Health Sciences (for Professor Colm O'Morain)
Professor Shane Allwright
Mr Ian Mathews, Treasurer
Mr Paul Mangan, Director of Buildings (Secretary)

Apologies Professor Gerard Whyte, Dean of Students
Professor Margaret O'Mahony, Head of School of Engineering

In attendance Deputy Director of Buildings, Mr Pat McDonnell

Section A

A.1 Minutes

EC/10-11/011 The minutes of the meeting of the Estates Committee held on 2nd November 2010 were approved by the Committee and signed by the Chairman.

A.2 Matters Arising

EC/10-11/012 A matter arising from the minutes was discussed and is recorded below (see minute **EC/10-11/013**).

EC/10-11/013 Bioscience Development

The Director of Buildings confirmed that he had circulated details of the budget for the Biosciences project. There were no queries.

A.3 Terms of Reference – Establishment of Sub Committee

EC/10-11/014 Space Allocation Sub Committee

The Director of Buildings drew the Committee's attention to Board decision BO/10-11/058 asking the Estates Committee to establish a sub committee with the delegated responsibility of coordinating all space allocation and development as informed by College's Development Plan and other policies approved by Board. The Board decision stated that the membership should comprise the Faculty Deans, the Chief Operating Officer and the Director of Buildings. Subsequently the Bursar agreed to Chair this group.

The Bursar queried if the re-designation or change of function of a space, without any change in allocation of the space, is a matter for consideration for this sub committee.

Members queried if the membership of the group should be expanded beyond that proposed by the Board, for example, if student representation is required.

The Treasurer pointed to the need for such a group to be in a position to meet at short notice to consider proposals in relation to the proposed acquisition of property. The Director of Buildings advised that such a group, with a limited membership, has existed for several years in the form of the Property Review Group and, more recently the Space Planning Group. He considered that this new sub committee would carry on this role.

On the recommendation of the Chair, the Committee agreed that the Space Allocation Sub Committee should meet and consider the question of membership at its first meeting and that the proposed terms of reference should be brought to the Estates Committee for approval.

EC/10-11/015 Development Plan

The Director of Buildings drew the Committee's attention to a number of issues that had been raised by members since consideration of this item at the previous meeting. These are outlined:

- (i) He recognises that there is concern that the plan makes specific proposals in respect of the size, scale or design of projects. He emphasised that the plan represents a framework within which future developments will take place but that each project will have a dedicated project planning committee and will be advanced individually through the Estates Committee and Board.

- (ii) He advised that Board will be notified of all significant development projects by way of a specific memorandum or report from this Committee and that Board may request a presentation on any project. He advised also that an arrangement will be put in place to publicise proposed projects widely in College, possibly via webpage, thereby facilitating comment from the College community.
- (iii) Queries had been raised as to whether the proposal for designated Quarters for cognate activity might cause geographic isolation of disciplines and reinforce academic isolation especially of undergraduate students and diminish their Experience. The Committee agreed that the concept of quarters should be retained; noting that the quarters support the overriding priority to bring schools together and that integration of students across disciplines will be assisted by the central location of sport and recreational facilities. It noted also that the concept of quarters had not been challenged previously at this Committee or at Board. However the Committee agreed that this concern should be noted and that the provision of space for general use, whether shared teaching space, sport or recreational space should be used to alleviate this concern.
- (iv) It was felt that the proposal for the 600 place lecture theatre may be too prescriptive having regard to advances in technology and communications, including pod casting or e-lectures, that may reduce the requirements for space in formal lecture theatres in the future and it was suggested that the text might be reviewed. Members suggested that here is merit in consolidating small teaching facilities in a single central location if possible.
- (v) The Committee confirmed the sentence "Once approved, there should be no departure from the guidelines of the Plan, without explicit approval of the Board of the College" should be retained in the introduction.
- (vi) The Committee agreed to the deletion of "and those that are unlikely to figure in long term plans" from the end of the first paragraph of 3.3.
- (vii) The Committee did not accept a proposal that the City Bikes facility be located within the College, noting that the College perimeter is well served with these facilities and that they generate vehicular traffic daily for servicing etc.
- (viii) In relation to section 4.4 Nassau Street Car Park, the Director of Buildings advised that he has a responsibility to facilitate the future expansion of the College and that the capacity to expand is constrained by the current zoning of the Nassau Street Car Park for recreational use. He argued that the College should seek to have this zoning changed to

allow development there by the College. Such a zoning would enhance the potential of the site without committing the College in any way to proceeding with a development. The Chairman advised the Committee that the opportunity to seek rezoning occurs only every 5 years. The Committee agreed that the rezoning objective should be retained but that the images of a potential scheme should be deleted.

The Committee agreed that the text of the final paragraph of 4.4 be amended from:

"In any scheme for the development of the Nassau Street boundary consideration should be given to the long term use of the Moyne Institute. If the consolidation of academic activities led to the relocation of the Microbiology element of the School of Microbiology and Genetics, alternative use of the building could be considered."

to

"In any scheme for the development of the Nassau Street boundary consideration should be given to how the Moyne Institute and the activities it houses might be integrated with such a development."

- (ix) In response to a suggestion that the Plan should include a statement that 'old building at the East End of College should not be demolished", the Committee felt that such a general statement is far too prescriptive. The Director of Buildings said that the Plan lists some buildings that are likely to be demolished following the transfer of activities to Biosciences. He noted that the inclusion in this Plan of any consideration of demolition of buildings that are deemed historic is a sensitive issue. The Plan must state that the College recognises the heritage value of its existing older buildings and that it is not envisaged that demolition of these would take place in the life of the Plan. The Director of Buildings said that any proposal for demolition would have to come forward for consideration as part of a design proposal for a specific project and would be subject to cost benefit analysis and detailed scrutiny at project planning committee, Estates Committee and at Board if desired. It was agreed that the wording should reflect the College's recognition of the heritage value of its historic buildings.
- (x) He advised that he had met with the Provost and the Standing Committee of Fellows and he believed he had addressed their concerns which are largely covered by (i), (ii) and (ix) above.
- (xi) The Committee agreed that a detailed minute be prepared and the draft Development Plan should be amended to reflect these discussions and circulated to this Committee before being presented to Board for approval.

Section B

EC/10-11/016 Development for Engineering and Natural Sciences

The Committee noted the Progress Report from the Projects Officer dated 19th January 2011.

EC/10-11/017 Development of Data Centre

The Committee noted the Progress Report from the Engineering Services Manager dated 19th January 2011.

EC/10-11/018 Report on Director of Buildings' Area Activities

The Committee noted the Progress Report dated 22nd October 2010 from the Director of Buildings and acknowledged the positive role played by staff from the area during the recent adverse weather.

In relation to the Wellcome Foundation funded project at St. James's Hospital to provide facilities for cancer research, the Treasurer advised the Committee that the delay in proceeding with the project was impacting on cash balances between the College and the hospital. Because the College cannot pay some €700k to St. James's Hospital in respect of planning costs pending HSE approval to proceed with the project, the Hospital's finance department is withholding in excess of €1m from the College in respect of consultants' salary costs, a figure which is increasing monthly. He said that he is working to address this matter, at least to limit the amount withheld by the Hospital to a sum equivalent to the €700k planning costs.

Section C

EC/10-11/019 Bioscience Project Team

The minutes of meetings of the Bioscience Project Team held on 22nd October, 18th November and 15th December 2010 were noted.

EC/10-11/020 Luce Hall Planning Committee

The minutes of the meeting of the Luce Hall Planning Committee held on 20th December 2010 were noted. The Director of Buildings advised that a further meeting had been held and that discussions were ongoing on the extent of student levy required to part fund the project.

Any Other Business

There was no other business.

Date of Next Meeting

The next meeting of the Estates Committee will be held at 3pm on Thursday 28th April 2011.

In the event that additional meetings are required to be held the Committee noted the following provisional dates and times:

Tuesday 29th March 2011 at 11am or 11.30am

Tuesday 24th May 2011 at 11am or 11.30am

Signed: _____

Date: _____