



Minutes of the Estates Committee meeting held on Monday 30th May 2011.

Present Dr K.J. McGinley (in the Chair)
Professor Frank Boland, The Bursar
Professor Stephen Wilmer, Head of School of Drama, Film and Music
Professor Shane Allwright
Professor Margaret O'Mahony, Head of School of Engineering
Professor Gerard Whyte, Dean of Students
Mr Ian Mathews, Treasurer
Mr Paul Mangan, Director of Buildings (Secretary)

Apologies Professor Colm O'Morain, Faculty of Health Sciences

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

The Chair welcomed the new co-opted member of the Committee, Dr Yvonne Scott.

Section A

EC/10-11/021 Minutes

The minutes of the meeting of the Estates Committee held on 25th January 2011 were approved by the Committee and signed by the Chairman.

EC/10-11/022 Matters Arising

There were no matters arising from the minutes.

EC/10-11/023 Development Plan

The Director of Buildings informed the Committee that the Development Plan was again circulated to Board on 30th March 2011 for approval. The plan was approved subject to the addition of further text regarding the importance of protecting historical buildings. The finalised version will be

presented again to Board on 29th June 2011. Once adopted a model and detailed drawings will be commissioned and produced.

Section B

EC/10-11/024 Development for Engineering and Natural Sciences

A memorandum from the Director of Buildings dated 27th May 2011 was circulated to the Committee. The paper sought approval for the appointment of the architects for the project, identified by the interview panel for the project after 2 days of presentations by 9 shortlisted practices. In addition to the membership of the project planning committee approved in May 2010, and on the advice of the Provost, it was agreed that the Dean of Research will join the membership. The Committee ratified the current position and timescale, subject to the addition of a requirement to seek Board approval before a planning application is submitted in early 2012.

EC/10-11/025 Data Centre Áras an Phiarsaigh (AAP)

A progress report from the Engineering Services Manager dated 25th May 2011 was noted by the Committee. The Director of Buildings advised the Committee that a planning application for preparatory works to the roof of the building was submitted and approved, and works have been ongoing since. A further application was granted for the installation of an acoustic screen at roof level and it is not envisaged that this will be subject to appeal. Any disruptive work is expected to be completed before the start of the next academic year. The Director of Buildings undertook to update the AAP Building Management Committee on a regular basis.

EC/10-11/026 Report on Activities in Director of Buildings Area

The Director of Buildings circulated a memorandum dated 24th May 2011 which gave an overview of significant activities undertaken by his area since January 2011.

In answer to a query from the Dean of Students, he indicated that a decision on the allocation of space in the Luce Hall will be made early in the next academic year and said that proposals will be accepted by the Space Allocation Working Group, a sub committee of the Estates Committee.

In relation to the situation regarding commercial tenants in the Biomedical Sciences Institute the Director of Buildings said that the promotion and marketing of the property is ongoing, and the process is expected to be more positive once the building opens on 17th June.

The Committee noted that there are 3 viable tenderers remaining in the process for the acquisition of additional student residences and confirmed that, once the successful tenderer is identified, the proposal will return to Estates Committee and, in turn, to Board for approval.

In relation to the advancement of the project to build a facility for cancer research, in conjunction with St James's Hospital and The Wellcome Trust, the Director of Buildings informed the Committee that he will shortly be meeting with the Treasurer, the Head of School of Medicine and the Staff Office. The Committee noted that arrangements are being made to engage a new architect who will work with the outgoing architectural firm which was forced to withdraw from their assignment. The Committee accepted that this situation has led to a delay in commencing the project.

EC/10-11/027 7 – 9 South Leinster Street

The Director of Buildings circulated a memorandum advising the Committee of the current situation with the budget for the project to refurbish the College's recently acquired property at 7 to 9 South Leinster Street. He advised that there were a number of unforeseen, yet wholly necessary works carried out at an overrun cost of €400,000. Health and safety and archaeological matters accounted for the majority of the additional costs. It was noted that there is a procedure in place whereby the Design Team must seek approval for overspend (over and above general contingency items) throughout the duration of a project, however due to the severe time constraints faced by the Design Team in relation to providing viable space for the incoming occupants, this decree was flouted. The Director of Buildings accepted that this was not satisfactory and the Design Team was notified as such.

The Director of Buildings, at the request of Finance Committee, undertook to write a detailed memorandum for circulation at its meeting on 14th June 2011.

EC/10-11/028 Self Evaluation of Estates Committee

It was agreed that the deadline for submission of the self evaluation questionnaire be extended to 8th June 2011 with a view to circulating the analysis report at the first meeting of the Committee in the new academic year.

EC/10-11/029 College Smaller Gas & Electrical Supply Contracts 2011

A memorandum was circulated by the Engineering Services Manager dated 25th May 2011 outlining the outcome of a procurement exercise carried out in conjunction with the National Procurement Service (NPS) for medium and small gas accounts and the medium sized electricity accounts. The competition ran during December 2010 and the results generally confirmed a substantial increase on costs. The paper indicated that there were issues relating to delay, along with working with the excessive amount of parties included in the process. The Committee noted the proposal made by

the Bursar to avail of the NPS service but agreed that a separate procedure should be employed if value for money is not achieved.

EC/10-11/030 Director of Buildings Area Annual Report 2009/2010

The Director of Buildings circulated a report showing headline issues within the overall Annual Report 2009/10. This was noted by the Committee, with the proviso that any queries may be put, via email, to the Director of Buildings should they arise.

Section C

EC/10-11/031 Bioscience Project Team

The minutes of meetings of the Bioscience Project Team held on 20th January 2011, 17th February 2011 and 19th March 2011 were noted.

The Director of Buildings undertook to circulate a paper detailing the overall financial position with regard to the project. The Board's attention will be drawn to the current position with the agreement made by the Schools concerned to provide a total of €5m in funding towards the project, as agreed with the Provost, and adopted by the Estates Committee. It was noted that 4 out of 5 Schools have been forthcoming to date.

EC/10-11/032 Space Allocation Working Group (SAWG)

The minutes of meetings of the Space Allocation Working Group held on 22nd March 2011, 19th April 2011 and draft minutes of meeting held on 10th May 2011 were noted. The Director of Buildings, in answer to a query from the Head of School of Drama, Film and Music (SDFM), advised the Committee that the SAWG noted that the SDFM had indicated a willingness to redevelop the College's property at 206 Pearse Street. It was agreed that the Group will revisit this item once the Lir Academy at the Trinity Technology & Enterprise Campus is fully operational.

Any Other Business

The Committee agreed to a joint meeting with Finance Committee on 14th June 2011 at which a property acquisition proposal, along with issue 13, 2011 Capital Projects Report will be discussed.

Signed: _____

Date: _____