

**Minutes of the Estates Committee meeting held on Tuesday 17th January
2012 the Boardroom.**

Present Dr K.J. McGinley (in the Chair)
Dr David Lloyd, Bursar
Mr Ian Mathews, Treasurer
Dr Amanda Piesse, Dean of Students
Mr Ryan Bartlett, President Students Union
Ms Darina Kneafsey, Chief Operating Officer
Dr Yvonne Scott, Director Trinity Irish Art Research Centre
Professor Linda Hogan, Vice Provost/Chief Academic Officer
Professor Stephen Wilmer, Head of School of Drama, Film and Music
Professor Margaret O'Mahony, Head of School of Engineering
Professor Cliona O'Farrelly, Board Nominee
Mr Paul Mangan, Director of Buildings (Secretary)

Apologies

Professor Clive Williams, Dean Faculty of Engineering, Maths and Science

In attendance

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

The Chair welcomed Professor O'Farrelly as a new member of the Committee.

Section A

EC/11-12/065 Minutes

The minutes of the meeting of the Estates Committee held on 22 November 2011 were approved by the Committee and signed by the Chairman.

Matters Arising

EC/11-12/066 Accommodation for Irish School of Ecumenics (ISE), Loyola Institute and Student Services Registry (Minute EC 11-12/53).

The Director of Buildings advised that Executive Officers had asked that the proposal to rent space off campus be reviewed and that space currently vacant in College be considered instead. He advised that a proposal to locate the Academic Services Registry in the vacated sections of the Biotechnology Building and ISE and Loyola in the Physiology Building is being developed at the request of Executive Officers.

Members expressed support for the revised proposal to locate the Registry on campus.

In response to queries, the Director advised that:

- Subject to early approval of the revised proposals, procurement would be initiated swiftly and he hoped the areas would be ready for occupation in early summer.
- The long term plan for ISE/ Loyola is to provide permanent facilities on the main campus, probably as part of the Pearse Street Redevelopment, and that the Jesuit Community has pledged capital funding for this.

EC/11-12/067 Refurbishment of Foster Place (Minute EC/11-12/055)

The Director of Buildings reported that Dublin Corporation had confirmed the grant of Planning Permission. He advised that there has been no response to date to the bid for the release of funding from the HSE for Nursing and Midwifery teaching facilities.

EC/11-12/068 Campus Card Scheme (Minute EC/11-12/057)

The Director of Buildings advised that the tender documentation has been completed and currently awaits sign off by ISS prior to issue to tenderers, scheduled for the end of the week. Contract award is scheduled for March with work being completed between April and August on the first phase of the project, ID Card selection and Access Control.

This will provide a platform for the roll out of additional services based on the facilities provided by the 'smart card.' In reply to a query he advised that further phases of the project could be taken up and implemented by the Commercialisation Group which is best placed to exploit the commercialisation opportunities offered by the card.

EC/11-12/069 Arts Building Cafe Seating Proposal (Minute EC/11-12/58)

The Committee noted that the Director of Accommodation and Catering expects to have the seating in place during March.

EC /11-12/ 070 Biosciences Industry Academic Space

The Director of Buildings reported that a group from the College had met with a representative from the HEA to outline the difficulty being experienced in securing suitable

tenants for this space and seeking some relaxation on the conditions relating to this space associated with the PRTL 5 grant.

EC/11-12/071 Accommodation for Trinity College Institute of Population Health

The Committee noted a paper and illustrations from the Director of Buildings in connection with the proposed purchase of part of a building adjacent to AMNCH to house the Trinity College Institute of Population Health (formerly referred to as the Institute for Preventive Medicine). The Committee noted the positive recommendation from Messrs Knight Frank, the College's property advisers.

The Director of Buildings advised that the business plan for the acquisition and operation of the facility have been approved by Executive Officers. The Committee noted that the purchase price now proposed reflects a reduction that has been negotiated since the proposal was first approved by Executive Officers. In response to a query the Treasurer outlined the proposed funding proposals for the acquisition as set out in the papers circulated.

The Committee agreed to recommend to Board to purchase the property at the price proposed with an option to include the fit out of the space for a sum to be approved by the College.

EC/11-12/072 Proposed Additional Student Residences

The Committee noted a memorandum from the Director of Buildings dated 11 January 2012 advising that external advice had been commissioned to validate the internal view that in the current economic conditions, the most practicable option is likely to be for the College to secure funding and to pay for the project on completion. Such an approach will avoid the cost of conducting parallel alternative procurement exercises.

If this approach is followed it will be necessary, in order to protect the College's position, to update and redefine the project specification to reflect the revised long term responsibilities.

In response to queries from members, the Director of Buildings advised as follows:

- It is hoped that contractor selection will be completed by the end of the summer and that, subject to planning, work on site may start by the end of 2012.
- Some members expressed concern that the residences be located as close as possible to the main campus and pointed to the expense of commuting from suburban locations. The Director of Buildings advised that although a 30 minute maximum commuting time had been set in the tender conditions, based on advice from the Accommodation Office, all the sites under consideration are comfortably within this limit.
- With regard to the possibility of securing undeveloped or partially developed sites, he said that the College sought proposals for developers to provide the residences in new buildings or in existing buildings and had conducted a separate search for sites for development by the College. In addition, the College has been in contact with NAMA regarding the potential availability of sites or buildings for this or other College uses. These investigations have indicated that there is a limited number of sites that meet the College's requirements and recommended that the appropriate approach would be to see the current process through to tender stage while maintaining the option at any time to purchase suitable property if such is available, and subject to College approval.
- The Director of Buildings undertook to circulate the proposed selection criteria that will be applied to the tenders.

EC/11-12/073 Proposed Refurbishment of New Square East.

A paper dated 10 January 2012 from the Building Projects Officer had been circulated advising that a Planning Application had been submitted and that, subject to approval, the work was scheduled to take place from July 2012 to March 2013. The Committee noted that the proposed funding arrangement will be sought from Executive Officers before being considered by the Finance Committee. In response to queries, the Treasurer advised that any internal loan would be repaid out of future revenue from residences and the Director of Buildings advised that, on completion of this project, all residences on the main campus other than the Rubrics will have been upgraded and refurbished. The Director of Buildings undertook to revert to the Committee on the reduction in the number of bed spaces arising from the project.

The Committee noted the position.

**Note. The total number of bed spaces will reduce by 8 (from 40 to 32) arising from the increased bathroom and Kitchen provision and revised layouts in the refurbishment.*

EC/11-12/074 Report on Director of Buildings Area Activities

The Committee noted a report dated 10 January 2012 by The Director of Buildings advising on progress and the Cost versus Budget status of the Data Centre and Long Room Hub Remedial Works contracts.

In reply to a query he confirmed that the power supply connection to the Data Centre and related works had been achieved successfully before Christmas.

The Director of Buildings advised that the conciliation process between the College and the contractor was ongoing and that if agreement cannot be reached between the parties, a formal Recommendation will be issued by the conciliator within the next 3 – 4 weeks. If either party rejects the Recommendation the dispute is likely to be referred to Arbitration.

EC/11-12/075 Report on Accessibility of College Buildings

The Deputy Director of Buildings introduced a report dated 11 January 2012 providing an update on the progress in meeting the building accessibility requirements of the Disability Act 2015.

The Committee noted as follows:

- The requirement as defined in the Act is that "a public body shall ensure that its public buildings are, as far as practicable, accessible to persons with disabilities.
- This issue of practicability is particularly relevant for older College buildings.
- The Act effectively requires that strategically important offices in College, e.g. where a student needs to do business, should be accessible.

- In the case of Protected Structures, these may be exempt where the works would have a significant adverse effect on the historical significance of the existing building, facility or environs. In such instances the approach is to ensure accessibility is provided to the ground levels of such buildings.
- The College Policy on Universal Access is incorporated into the current Development Plan and contains the following policy statement :-
 College is committed to achieving, where practicable, Universal Accessibility best practice throughout its entire operation and thereby it will progressively incorporate aspects related to the highest standards of accessibility and will contribute towards environmental quality and sustainable development.
- Following the Access Audit of all College buildings which was carried out in 2008, an implementation plan was agreed in conjunction with the Student Disability Service setting out the priorities for the various projects.
- A schedule of Projects completed to date, Projects in progress and Planned Projects as set out in the paper.

The Deputy Director of Buildings undertook to revert to the Committee on the percentage of College buildings that are physically accessible and will advise on the status of facilities off the main campus.

Section C

EC/11-12/076 Space Allocation Sub Committee

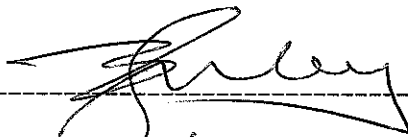
The minutes of the Space Allocation Sub Committee meeting held on 22 December 2011 were noted.

EC/11-12/077 Grounds and Gardens Advisory Committee

The minutes of the Grounds and Gardens Advisory Committee meeting held on 27 October 2011 were noted.

Date of Next Meeting

The next meeting will be held on Wednesday 14th March at 9.00 am in the Boardroom of the Trinity Biomedical Sciences Institute.

Signed: 
 Date: 14/03/12

