



Minutes of the Estates Committee meeting held on 20th June 2012 the Boardroom, House 1.

Present Dr K.J. McGinley (in the Chair)
Dr David Lloyd, Bursar
Mr Ian Mathews, Treasurer
Ms Darina Kneafsey, Chief Operating Officer
Dr Amanda Piesse, Dean of Students
Professor Clive Williams, Faculty Dean of Engineering, Maths and Science
Professor Stephen Wilmer, Head of School of Drama, Film and Music
Professor Cliona O'Farrelly, Board Nominee
Ms Mary O'Connor, President Graduate Students' Union
Mr Paul Mangan, Director of Buildings (Secretary)

Apologies

Dr Yvonne Scott, Director Trinity Irish Art Research Centre
Professor Linda Hogan, Vice Provost/Chief Academic Officer
Professor Margaret O'Mahony, Head of School of Engineering
Mr Ryan Bartlett, President Students' Union

In attendance

Mr Martin McAndrew, incoming President, Graduate Student's Union
Ms Christine Monaghan, Director of Buildings

Section A

EC/11-12/090 Minutes

The minutes of the meeting of the Estates Committee meeting held on 14th March 2012 were approved by the Committee and signed by the Chairman.

Matters Arising

EC/11-12/091 – The Director of Buildings brought attention to the bound Development Plan document provided to the Committee as per discussion at previous Estates Committee meeting and invited to them view model present.

In relation to minute EC/11-12/084 – Reallocation of Space in Biotechnology and Physiology Buildings, the Director of Buildings asked the Committee to note that some of the School of Medicine space will expand onto the 2nd floor of the Biotechnology Building.

Section B

EC/11-12/092 – Capital Projects Report – Issue 14

The Director of Buildings drew the Committee's attention to Capital Projects Report Issue No 14 that had been circulated. He referred to a number of completed projects noting they will be excluded from future capital reports. He advised that no significant issues remain in relation to these projects.

The Director of Buildings drew attention to the necessity for an early decision by Executive Officers on the proposal to allocate the buildings at Foster Place / Anglesea Street for Nursing and Midwifery Studies. The Bursar asked that the possibility of using the potential funding from the Department of Health & Children with the proposal for an Institute of Population Health at Tallaght to meet the accommodation needs of the School and the commitment to AMNCH about investment in Nursing activity at Tallaght.

The Committee supported the recommendation in the report that the College should examine ways of advancing prioritised capital projects or acquiring strategic property assets even in a time of limited financial resources, noting also the need to maintain existing core activities.

The Committee noted the report.

EC /11-12/ 093 – Additional Student Residences

The Director of Buildings drew the Committee's attention to his memorandum dated 14 June and attachment. He outlined to the Committee the steps being taken to investigate alternative approaches and the issues applying, and said that the working

group overseeing the project will meet shortly to review the position having regard to all the options.

The Committee noted the report, acknowledging that viability of the tender is dependent on the status of one particular candidate.

In response to a request for a timescale for the end point for the current tender competition the Director advised that the proposed evaluation of the candidate could be completed within weeks and that he believed that a decision is required not later than the end of July on whether the project should proceed to tender or that the current exercise be terminated.

The Committee noted that other options should be explored and agreed that the investigation should not continue beyond July.

EC/11-12/094 – Development of Data Centre

The Committee noted a report dated 12 June 2012 from the Engineering Services Manager advising that the project was completed successfully on 16th March on time and within budget and has been handed over to ISS.

In response to a query regarding expansion capacity the Director of Buildings advised that the Data Centre infrastructure has capacity to meet an additional electrical loading but that the College cabling network will require upgrading to carry the additional electrical load.

EC/11-12/095 – Backlog Maintenance

The Director of Buildings referred to his paper dated 13 June. He said that in December 2011 the College was advised that €1.6m was being provided by HEA for backlog maintenance. Following a number of submissions, a schedule of works had been approved by Executive Officers in May. He said that design and tendering will be advanced as quickly as possible.

The Committee noted that the HEA has advised that no further such funding will be available before 2016 and that the following projects will be addressed as strategic capital projects rather than maintenance projects:

Upgrade HT network (over 4 years) €1.9m

Upgrade original fire alarm panels (48 No covering 75 buildings) €1 m

Upgrade original Emergency Lighting Installations, say €1 m

Lecture Theatre AV upgrade (€2m)

EC/11-12/096 – Premises Budget

Director of Buildings draws Committees attention to Premises Area Budget as set out in his document dated 14 June. The Committee noted the position as set out in the paper and the likely impact on services arising from the reduced funding. Because a large proportion of expenditure is already committed to pay, the reduction will impact heavily on contracted works and the ability to service new buildings. Members emphasised the importance of maintaining core activities and services. The Director was asked to explore all avenues to address the consequences of the reduced budget.

EC/11-12/097 – Bioscience Project Outcomes

Members noted a report dated 12 June from the Director of Buildings reporting on the outcome of the Biosciences project. It was noted that the last remaining area, commissioning of the BRU, was about to be completed for hand over to users. Members noted the ongoing discussions with the HEA relating to the possible relaxation of the restricted use of the Industry Academic Collaboration Area. It was noted also that the Director of Buildings Office and Treasurer's Office are working to revise the commercial agreement with the developer to reflect the revised occupancy agreements, keeping in mind the new entrance for Irish Rail which will be operational in the coming months.

EC/11-12/098 – Report on Director of Buildings Area Activities

The Director of Buildings presented his report and financial statistics dated 14 June dealing with activities of the area over the previous 3 months.

In the ensuing discussion the following arose:

Activities in the Trinity Technology and Enterprise Campus – members noted ongoing maintenance work to roofs and the challenge of securing new tenants.

In response to an enquiry into IDA Freehold the Director of Buildings reiterated the College's interest in securing the freehold reversion in order to provide maximum flexibility in redeveloping the site. He advised also that the College remains interested in acquiring vacant premises adjacent to the TTEC property.

Members noted the possibility that the refurbishment work in New Square may not proceed as originally proposed.

It was noted that the Board approved purchase of 3 floors of a building in Tallaght adjacent to Hospital has been delayed. In this context there was discussion on the

possibility of reviewing the commitment given by the College to AMNCH to provide accommodation at the Hospital for Nursing and Midwifery Studies and how this will impact on further developments by the College at Tallaght or developments elsewhere for Nursing.

The Chair commented that in the past the College had projects at an advanced stage of planning that could be advanced as financial or commercial opportunities emerged. In view of the relatively low construction costs at present he highlighted the advantages of undertaking projects at this time. He recommended that College should position itself to avail of any state funding that might be released and indicated that the TTEC site offered significant development potential, either by College or as a joint venture.

The Committee noted and thanked the Director for the report.

EC/11-12/099 – Report on Rental Properties

As per request at the last meeting, the Director of Buildings presented a report dated 13 June 2012 from the Property Executive on rental properties. Members noted the challenge in securing tenants in the current economic climate, particularly for some properties.

Members noted that the significant rental income from Oisín House is likely to end in 2014 and agreed that it should be considered as part of a future redevelopment project.

In a discussion it was agreed that priority should be given to finding uses for vacant properties. Referring to an earlier item it was suggested that the potential of using such premises for residential accommodation be explored.

EC/11-12/0100 – Long Room Hub Completion Works

The Committee noted a paper dated 13 June 2012 from the Building Projects Officer.

EC/11-12/0101 – Retirement of Chair

The Director of Buildings advised the Committee that Dr McGinley would be retiring from the Chair and the Committee after this meeting and thanked him for his support and commitment to this committee as a member and Chair over many years.

Members of the Committee reiterated these sentiments.

Section C

EC/11-12/0102 – Space Allocation Sub Committee

The Director of Buildings drew the Committee's attention to the Minutes of the Space Allocation Sub Committee meeting held 23rd March 2012, noting that Committee has not met since this meeting and is unlikely to meet again in foreseeable future as Bursar has advised him that space allocation will be dealt with by Executive Officers. Director of Buildings emphasised that the proposal presented to allocation committee as approved for conversion of residential space to Law School was not approved and will not be going ahead. Director of Buildings asks that this be noted by committee members.

EC/11-12/0103 – Grounds and Gardens Advisory Committee

The Committee noted the draft Minutes of the Grounds and Gardens Advisory Committee held on 13 April 2012.

The Committee addressed the issues raised by the Chair of the Grounds and Gardens Advisory Committee as follows:

The Committee agreed to a suggestion from the Chair that the incoming Committee decide in Michaelmas term if it wishes to review the operation of the Fellows Square Cafe. It was agreed that the Director of Buildings Office would bring forward a draft policy for approval by the Committee that would make proposals for the provision of commercial and occasional signage.

In a related discussion, members raised a perceived lack of signage on the campus. The Chairman acknowledged that the level of signage is in accordance with current policy. It was agreed that the Committee should review this policy early in the coming academic year based on a mapping exercise on existing signage and an assessment of where additional signage is required and the regulatory position as applying to signage.

Date of Next Meeting

To be advised.

Signed: _____

Date: _____