

UNIVERSITY OF WARWICK

Minutes from the Meeting of the Building Committee held on 5th March 2009

Present: Sir John Temple (Chair), Professor S Bassnett, Ms V Cooke, Mr A Glyde, Professor K Lamberts, Professor J Swan, Mr S Thomson.

Apologies: Professor R Critoph, Professor T Jones, Professor S Palmer.

In Attendance: Ms A Backhouse, Mr J Baldwin, Mr C Carrington, Ms R Drinkwater, Mr I MacKirdy, Ms L Pride, Mr M Stacey, Mr R Wilson.

14/08-09 Membership and Terms of Reference

RECEIVED:

The updated Membership and Terms of Reference for the Building Committee, paper BC.1/08-09 (revised).

REPORTED:

That the University Council resolved, at its meeting held on 11th December 2008, that the revised Terms of Reference for the Building Committee be brought forward for consideration as part of the overall review of governance that will take place in 2009.

15/08-09 Minutes

RECEIVED:

The minutes of the meeting held on 27th November 2008.

RESOLVED:

That the minutes be approved, subject to a minor amendment noted at the meeting.

16/08-09 Matters Arising

(a) Warwick Medical School (minute 3/08-09 (a) referred)

REPORTED:

That at the last meeting of the Building Committee, it was resolved that an update on the development of the Warwick Medical School, including details of its Business Plan, be brought to the Spring Term meeting of the Building Committee.

RECIEVED:

An oral update from the Director of Estates on the TM2 building, which would be located next to the Clinical Sciences Building at Gibbet Hill, noting that:

- (i) The Capital Planning and Accommodation Review Group had considered the Business Plan for the TM2 building at its meeting in February 2009 and would consider the Plan further, including more detail on the project's financials, at its next meeting;
 - (ii) It was yet to be resolved precisely which research activities would be housed within the building.
- (b) IT Services Building Name (minute 3/08-09 (b) referred)

RECOMMENDED: (by the Capital Planning Sub-Group)

That the Central Campus IT Services building be re-named *Science Block G*, noting that at the last meeting of the Committee it was resolved that the Committee was not currently supportive of the proposal to re-name the IT Services building to *Physical Sciences South*, and to re-name the current Physical Sciences building to *Physical Sciences North*, therefore the Director of Estates would submit an alternative proposal for the re-naming of the IT Services building to the Chair of the Committee before Christmas.

CONSIDERED:

A new name for the IT Services building.

RESOLVED:

That the IT Services building on Central Campus be re-named Science Block G.

- (c) The Physics / Chemistry Building (minute 5/08-09 (e) referred)

RECEIVED:

An oral report from the Director of Estates regarding investigations in relation to the costs of the new Physics / Chemistry building in terms of (1) build cost and (2) whole life cost, in addition to a report regarding the difference in cost (and quality terms) of achieving an energy rating (BREEAM) of 'very good', as opposed to the rating of 'excellent' which the project was currently seeking to achieve.

REPORTED:

- (i) That build costs for the new Physics / Chemistry building were currently £23.9m, noting that current uncertainties in terms of the rate of inflation might affect this figure, noting that it would be reviewed at least on a quarterly basis;

- (ii) That whole life costs were currently under discussion with the Finance Office;
- (iii) That there was not much information available regarding the expected difference, in cost and quality terms, between achieving a BREEAM 'good' rating and a BREEAM 'excellent' rating; however, the University's assumption was that if a 'good' rating was aimed for, a saving of between 2.5% and 3% might be possible.

17/08-09

Chair's Business

REPORTED:

That the Business Plans for the Warwick Business School Phase 3b project and the new Physics / Chemistry project were considered by the University's Finance and General Purposed Committee in early March, noting that the Plans were expected to be reconsidered at the FGPC May or June 2009 meeting.

18/08-09

Butterworth Hall Refurbishment

CONSIDERED:

An architect's plan, produced by Churchman Architects, for the proposed landscaping which would take place outside of the Arts Centre, following the Butterworth Hall refurbishment.

RECEIVED:

A tour of the Warwick Arts Centre Butterworth Hall, which is currently being refurbished (noting that an update report on this project is provided at minute 24 (k) below), led by Mr A Rivett, the Arts Centre Director.

REPORTED:

- (a) That the Arts Centre wished to achieve a number of objectives through the refurbishment of the Butterworth Hall, including:
 - (i) Improving the condition of the theatre, as well as ambience and acoustics, for the audience;
 - (ii) Improving the facilities available to the artists and their support teams back stage;
 - (ii) Creating a sound business case for redevelopment of prime performance space.
- (b) That in order to achieve the Arts Centre's objectives, a number of features had been incorporated into the design of the theatre, including:
 - (i) Reversible acoustic panels on the walls, which had a soft surface and a hard surface;

- (ii) A moveable stage, which could be raised to the desired level, or which could be lowered to floor level, allowing for 1500 people to be accommodated within the Hall at floor level for standing events, together with an additional 500 people accommodated in the balconies;
- (iii) Slightly raked seating on floor level, to improve the view for the audience in this location;
- (iv) Brighter colours, including red seats and beech wood flooring;
- (v) The provision of a large independent rehearsal space, which was being constructed close to the Arts Centre entrance, and which would have some glass walls, so that passers by could witness the creative process in practice.

RESOLVED:

- (c) That further development of the proposed landscaping plan for the outside of the Arts Centre, following the Butterworth Hall refurbishment, be approved in principle.
- (d) That landscaping outside of the Students' Union, which was also undergoing refurbishment, be considered by the Estates Office alongside the proposed Arts Centre landscaping plan.

19/08-09

Reports from the Sub-Committees of Building Committee

- (a) Environment and Amenities Committee

CONSIDERED:

A report from the meeting of the Environment and Amenities Committee held on 19th February 2009, paper BC.30/08-09.

REPORTED:

- (i) That the final decision on the location of the Radcliffe car park had now been made;
- (ii) That traffic arrangements to accommodate the Butterworth Hall refurbishment and the Students' Union refurbishment had not had a major impact on travel flow on campus;
- (iii) That the University intended to plant a maze on campus, in relation to its intention to trial the use of a bio boiler;
- (iv) That it had been concluded that radiation issues should be referred to the University Health and Safety Committee, rather than the Environment and Amenities Committee.

(b) Capital Planning and Accommodation Review Group

CONSIDERED:

- (i) A report from the meeting of the Capital Planning and Accommodation Review Group held on 29th January 2009, paper BC.31/08-09.
- (ii) Paper CPARG.25/08-09 from the Department of Chemistry outlining the request for the 200sqm extension to Millburn House to house Professor O'Connor's activities, for approval by Building Committee, noting that the Capital Planning and Accommodation Review Group, at its meeting held on 29th January 2009, resolved that the proposed 200sqm extension to Millburn House to house Professor O'Connor's activities (an alternative proposal to the Infills project) be approved, noting that approval of the Building Committee and Steering Committee was required.

REPORTED:

- (iii) That Warwick Business School intended to build two lecture theatres which were capable of housing 140 seats in the future, but which would house 120 seats once the building's construction had been completed, in order for the costs of the larger lecture theatre size to be absorbed within the current project budget, noting that any future addition of the 20 remaining seats would incur an additional cost.
- (iv) That Warwick Business School was currently modelling the feasibility of releasing timetabled slots in lecture theatre M1 to the Central Timetable, on completion of the Phase 3b development, once the School had timetabled its activities in that room for the year.
- (v) That it had not yet been determined which department would take over occupancy of space released by Warwick Business School in the Social Studies building, upon completion of the WBS Phase 3b development, noting that the Department of Psychology had submitted a Business Case to the Capital Planning and Accommodation Review Group for occupying the space and that the Department of Economics was considering doing so.
- (vi) That the cost of the proposed extension to Millburn House, as an alternative to the Chemistry Infills project to house Professor O'Connor's activities, may change.

RESOLVED:

That paper CPARG.25/08-09 from the Department of Chemistry, outlining the request for the 200sqm extension to Millburn House to house Professor O'Connor's activities, be approved in principle, noting minute 19/08-09 (b) (vi) above, and that the proposal would require further consideration if the costs of the project changed.

(c) Estates Management Committee

RECEIVED:

An oral report from the Director of Estates regarding the Estates Management Committee.

REPORTED:

- (i) That the University's Development Plan had received approval from the relevant planning authorities, subject to approval of a Section 106 agreement, which was currently under consideration;
- (ii) That the Estates Strategy would include an executive summary at the beginning of the document;
- (iii) That the Estates Office web pages had been refreshed;
- (iv) That the University's EMS (Estate Management Statistics) results for last financial year showed a marginal increase on the previous year;
- (v) That there was currently a strong emphasis from the HEFCE on sustainability in higher education;
- (vi) That an option investment appraisal on the future of the Humanities building would be taking place;
- (viii) That the Estates Office was currently undergoing an external review of its administration, equivalent to the University's internal ASDAR process;
- (ix) That site waste management plans for the University had been implemented.

20/08-09

Estates Strategy

REPORTED:

That a revised draft of the Estates Strategy was currently in circulation for comment, before submission to the University Steering Committee.

21/08-09

Energy

REPORTED:

- (i) That the University had been successful in securing a Salix energy conservation grant, to the value of £503k.
- (ii) That the Warwick Digital Laboratory had been awarded a BREEAM rating of 'excellent'.

CONSIDERED:

- (i) A report on energy conservation and utilities activities from Mr J Cardinal, the University's Energy Manager, paper BC.33/08-09.
- (ii) A report from Mr J Cardinal regarding the appropriate measures required to achieve short and mid term Carbon reduction targets for Higher Education, paper BC.34/08-09.

RESOLVED:

- (iii) That progress in relation to the University's energy savings be brought to the next meeting of the Committee.
- (iv) That the Committee did not currently support the recommendation in paper BC.34/08-09 to reinstate the University's Energy Committee at a senior level, as the University's Governance Review was still ongoing.

22/08-09 Estates Office Service Statement

CONSIDERED:

The Estates Office Service Statement, for approval by Building Committee, paper BC.35/08-09.

RESOLVED:

That the Estates Office Service Statement, as set out in paper BC.35/08-09, be approved in principle.

23/08-09 Estates Office Maintenance Strategy

CONSIDERED:

The Estates Office Maintenance Strategy, for approval by Building Committee, paper BC.36/08-09.

RESOLVED:

That the Estates Office Maintenance Strategy, as set out in paper BC.36/08-09, be approved in principle, noting that urgent items of maintenance would be prioritised within the University and that the current financial climate might restrict other types of maintenance.

24/08-09 Reports on the Progress of Major Projects

RECEIVED:

Progress reports on the following major projects:

- (a) Millburn House, paper BC.37/08-09.
- (b) Students' Union South, paper BC.38/08-09.
- (c) Nursery and Social Facility, paper BC.39/08-09.
- (d) Warwick Medical School - CTU Extension, paper BC.40/08-09.

- (e) New Physics / Chemistry building, paper BC.41/08-09.
- (f) Science City, paper BC.42/08-09.
- (g) The Bluebell Residences, paper BC.43/08-09.
- (h) The Humanities CIF Refurbishment, paper BC.44/08-09.
- (i) The Argent Court Data Centre, paper BC.45/08-09.
- (j) Chemistry Department (+ Engineering, IT Services, CeNTRE Relocations), paper BC46/08-09.
- (k) Warwick Arts Centre - Refurbishment and Extension of Butterworth Hall, paper BC.47/08-09.
- (l) Warwick Business School Phase 3b, paper BC.48/08-09.

25/08-09

Finance Report

CONSIDERED:

The Estates Office finance report, papers BC.49/08-09 and BC.50/08-09.

26/08-09

Date of the Next Meeting

REPORTED:

That it would not be possible for the next meeting to take place on Thursday 4th June 2009, therefore the Secretariat would endeavour to arrange for a meeting to take place on 16th June 2009 in the afternoon.