

UNIVERSITY OF WARWICK

Minutes from the Meeting of the Building Committee held on 27<sup>th</sup> November 2008

- Present: Sir John Temple (Chair), Professor T Jones, Mr S Thomson.
- Apologies: Professor S Bassnett, Professor R Critoph, Mr A Glyde, Professor K Lamberts, Ms R Lees, Professor S B Palmer, Mr K Sloan, Professor J Swan.
- In Attendance: Ms A Backhouse, Mr J Baldwin, Mr C Churchman (for items 1/08-09 to 6/08-09), Ms R Drinkwater, Mr P Harris (for items 5/08-09 to 6/08-09), Mr C Howson (for items 5/08-09 to 6/08-09), Mr D Leech (for items 1/08-09 to 6/08-09), Mr J Paget (for items 5/08-09 to 6/07-08), Ms L Pride, Mr M Stacey, Mr I Standing (for items 1/08-09 to 6/07-08), Mr S Walker, Mr R Wilson.

1/08-09 Membership and Terms of Reference

CONSIDERED:

- (a) The Membership and Terms of Reference of the Building Committee and its Sub-Committees for the Academic Year 2008/09, paper BC.1/08-09.
- (b) Draft revised Terms of Reference for the Building Committee and the Capital Planning and Accommodation Review Group, paper BC.2/07-08. (minute 28/07-08 (b) referred)
- (c) Frequency of the Building Committee meetings.

REPORTED:

- (d) That Sir George Cox was no longer a member of the Building Committee.
- (e) That Ms V Cooke and Ms V Heywood had been appointed ~~elected~~ to membership of the Building Committee from the Spring Term 2009.
- (f) That Ms L Pride, the University's Architect, was a member of the Committee by invitation, therefore her name should be included in paper BC.1/08-09 in the list of individuals who are 'in attendance' at meetings of the Building Committee.
- (g) That termly meetings of the Building Committee may not be frequent enough, bearing in mind the importance and urgency of the Committee's business in the context of the University's physical development.

RECOMMENDED: (to the Council)

- (h) That the draft revised Terms of Reference for the Building Committee and the Capital Planning and Accommodation Review Group, as set out in paper BC.2/07-08, be approved.

RECOMMENDED: (to the University Governance Team)

- (i) That consideration be given as to whether quarterly meetings of the Building Committee would be more appropriate than termly meetings.

RESOLVED:

- (J) That, subject to the Council's approval of the draft revised Terms of Reference for the Building Committee, paper BC.1/08-09 be amended to take account of the changes presented in paper BC.2/07-08.
- (k) That paper BC.1/08-09 be amended to take account of the changes detailed in minute 1/08-09 (d), (e) and (f) above.

2/08-09 Minutes

RECEIVED:

The minutes of the meeting held on 5<sup>th</sup> June 2008.

RESOLVED:

That the minutes of the meeting held on 5<sup>th</sup> June 2008 be approved.

3/08-09 Matters Arising

- (a) Warwick Medical School (minute 30/07-08 (b) (ii) referred)

REPORTED:

That the Committee expressed a wish to be updated on building developments in relation to the Warwick Medical School as soon as possible, noting that a 'Life Sciences' review was currently underway which would determine whether the Medical School and the Department of Biological Sciences should be relocated to Central Campus in future, and that a Business Plan for the future of the Medical School was being developed.

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.

- (b) New Name for the IT Services Building (minute 30/07-08 (b) (v) (A) referred)

REPORTED:

That at the last meeting of the Committee it was resolved that a new name for the IT Services Building would be brought to the Autumn Term meeting of Building Committee.

CONSIDERED:

A new name for the IT Services building, noting that:

- (i) The Department of Chemistry would be the primary occupant;

- (ii) *Physical Sciences South* had been suggested as the new name; however this would require the re-naming of the current Physical Sciences building to *Physical Sciences North*.

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.

4/08-09 Chair's Business

REPORTED:

- (a) That the University had acquired two new small buildings close to Argent Court, currently called the Schmitt Building (177 sqm) and Institute House (255 sqm).
- (b) That the University's Kirton site was now being marketed for sale.
- (c) That, subject to Advantage West Midlands funding, a new building for Translational Medicine 2 ('TM2') activities may be constructed at Gibbet Hill next to the Clinical Trials Building, noting that the Chair of the Group had approved a potential location for the Building and that activities entitled Translational Medicine 1 were included in the Clinical Trials Building.

5/08-09 Architects' Presentations

- (a) Bluebell Residences

RECEIVED:

A presentation from Karen Pickering and David Page of Page Park Architects regarding the Bluebell Residences scheme.

REPORTED:

- (i) That the scheme was designed to accommodate approximately 500 bed spaces in four buildings of five storeys, which would consist of flats of eight en suite bedrooms, with the top 'penthouse' storey being constructed out of glass.
- (ii) That phase 1 currently had an anticipated completion date of summer 2011 and that phase 2 would therefore be completed in summer 2012.
- (iii) That the design team was aiming to achieve a BRE AAM 'excellent' environmental rating ('BRE Environmental Assessment Method').
- (iv) That the development of the scheme would continue, with an application for planning permission being submitted before Christmas noting, however, that the scheme was costed at £26.9m, although the target budget was £24m, and that the scheme was currently unfunded by the University and therefore currently unconfirmed for construction.

RESOLVED:

That the Building Committee deemed the proposed scheme to be an interesting and attractive scheme and was supportive of the continued development of its design at present, but awaited notification from the University's Finance and General Purposes Committee of the project's financial position.

(b) Development Plan Implications (A)

RECEIVED:

A presentation from Liz Pride, the University's Architect, regarding Development Plan implications of the Warwick Business School Phase 3b project and the Physics / Chemistry building project.

REPORTED:

- (i) That the University's Development Plan involved extending Central Campus onto the Warwickshire Land, reducing Gibbet Hill Road as a potential barrier and 'through-route' between the Coventry Land and the Warwickshire Land and reducing the speed limit on Gibbet Hill Road to 20 mph.
- (ii) That Library Road would be a key access route to the Warwickshire Land, noting that the Development Plan intended to improve footpath and cycle path provision on Central Campus.

(c) Warwick Business School Phase 3b

RECEIVED:

A presentation from Ian Standing of Associated Architects regarding the Warwick Business School Phase 3b development.

REPORTED:

That the Warwick Business School Phase 3b development would include:

- (i) The relocation of the School's main entrance (currently on Scarman Road) to Gibbet Hill Road between the Phase 3a and Phase 3b buildings.
- (ii) Four storeys of accommodation, within which there will be a café area, a social space, two suites of seminar rooms and a 120-seat lecture theatre which would be double height and within which syndicate spaces would be subsumed, noting that elsewhere in the School these spaces are currently located separately from the relevant lecture theatre, in which case either the syndicate spaces or the lecture theatre are in use at any one time, but not simultaneously, creating poor utilisation of space.
- (iii) Two telescope observatories on the roof, for the Department of Physics.

RESOLVED:

That the Building Committee supported, in principle, further development of the proposal immediately noting, however, that approval from the University's Finance and General Purposes Committee would be required in relation to the project's budget.

(d) Development Plan Implications (B)

RECEIVED:

A presentation from Chris Churchman, the University's Landscape Architect, on the impact of Warwick Business School Phase 3b on the Radcliffe car park.

REPORTED:

- (i) That a decision had been made to relocate the Radcliffe car park from its current position next to Gibbet Hill Road, to an alternative position between the two wings at the back of Radcliffe House and the pond, noting that the access route to the car park would be situated between the pond and the Scarman Road (WBS) Building.
- (ii) That there were currently three options available for the configuration of the relocated car park, each of which would impact slightly differently on the landscape by the pond.

RESOLVED:

- (iii) That the Building Committee supported, in principle, further development of the proposal immediately, noting that the relocation of the car park was crucial to the development of the Warwick Business School Phase 3b development and that approval from the University's Finance and General Purposes Committee would be required in relation to the project's budget.
- (iv) That the Building Committee preferred option 2 for the relocation of the car park, which consisted of 180 car parking spaces, noting that tree planting alongside the pond would conceal the car park after 5-10 years of growth;

(e) The Physics / Chemistry Building

RECEIVED:

A presentation from Duncan Leech of BMJ Architects regarding the Physics / Chemistry Building project.

REPORTED:

That the Physics / Chemistry Building would include:

- (i) Five storeys of accommodation for academic members of staff and 186 PhD students, consisting of laboratories, office space and double height space, noting that the total anticipated net internal area of the building was 2,252 m<sup>2</sup>, whereas the total anticipated gross internal area was 4296 m<sup>2</sup>.

- (ii) An allocation of space per scientist of 11.1 m<sup>2</sup>, noting that the Welcome Trust guideline was 15-25 m<sup>2</sup> per scientist, but that a considerable amount of value-engineering had been undertaken to keep the costs of the Building down; however, it was still over budget at £25.8m (target budget of £24m).

RESOLVED:

- (iii) That the Building Committee supported, in principle, further development of the proposal immediately noting, however, that approval from the University's Finance and General Purposes Committee would be required in relation to the project's final budget.
- (iv) That the Director of Estates:
  - (A) Investigate the difference in (1) build cost terms, (2) whole life cost terms and (3) 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;
  - (B) Provide further information on the investigation at the next meeting.

RESOLVED:

That the Committee supported the integration of the Warwick Business School Phase 3b development, the Radcliffe car park development and the Physics / Chemistry Building development, as detailed in minutes 5-08-09 (b)-(d) above, into the University's development plan.

6/08-09 Reports from the Sub-Committees of the Building Committee

(a) Environment and Amenities Committee

CONSIDERED:

A report from the meeting of the Environment and Amenities Committee held on 16<sup>th</sup> October, paper BC.3/08-09.

RESOLVED:

That a regular item on the University's annual energy costs should be included in Building Committee agendas for future meetings.

(b) Capital Planning and Accommodation Review Group

CONSIDERED:

A report from the meeting of the Capital Planning and Accommodation Review Group held on 8<sup>th</sup> October 2008, paper BC.4/08-09.

REPORTED:

- (i) That the Building Committee noted that teaching and learning projects had been allocated a small amount of CIF funding, compared with research projects.

- (ii) That capital development in schools may be accelerated by the Government, associated with which there may be funds available to be allocated to universities, colleges and scientific research, in which case the University would wish to bid for such funding, as it has a number of potential projects which are currently unfunded (for example, the 'pending' bids in paper BC.4/08-09).

(c) Estates Management Committee

CONSIDERED:

- (i) A report from the Estates Management Committee, paper C.5/08-09.
- (ii) A paper detailing the recommendations of the SRIF Programme Monitoring Group in relation to the University's overall SRIF and T&L programme, paper BC.30/08-09.

REPORTED:

That from 8<sup>th</sup> December the University's Portering, Post and Transport services would become the responsibility of the Estates Office.

7/08-09 Estates Office Strategy

CONSIDERED:

The draft Estates Office Strategy, paper BC.6/08-09.

REPORTED:

- (a) That The Director of Estates hoped to finalise the text of the draft Estates Office Strategy by Christmas, with final approval of the document by the University Council taking place in the summer 2009.
- (b) That the Estates Office Strategy linked in closely with the University's Development Plan and would feed into the Estates Office Operational Plan.
- (c) That the Committee would welcome the production of a shorter, executive summary version of the document in addition to the main document.

RESOLVED:

That comments on the draft Estates Office Strategy be forwarded to The Director of Estates.

8/08-09 Energy Report 2007/08

CONSIDERED:

The University's Energy Report for 2007-08, paper BC.7/08-09.

REPORTED:

- (a) That the University had entered into a fixed price contract with a gas supplier for six months from January 2009 and would be tendering for a further six months shortly.

- (b) That the University had entered into a fixed price contract with an electricity supplier for twelve months from October 2008.
- (c) That the University reduced its electricity consumption during the 2007-08 academic year by 1%.
- (d) That the University was currently carrying out extensive energy audits of its buildings, with external consultants.

RESOLVED:

That the University's Energy Report for 2007-08, as set out in paper BC.7/08-09, be approved.

9/08-09 Major Maintenance 2008/09

CONSIDERED:

- (a) The current year's (2008-09) non residential major maintenance plan, paper BC.8/08-09.
- (b) The non residential fabric five year major maintenance plan from 2009-10, paper BC.9/08-09.
- (c) Engineering Services five year major maintenance plan from 2009-10, paper BC.10/08-09.
- (d) Residential services five year major maintenance plan from 2009-10, paper BC.11/08-09.
- (e) WHRI five year major maintenance plan from 2008-09, paper BC.12/08-09.
- (f) The Estates departmental risk review 2008, paper BC.13/08-09.

RESOLVED:

- (g) That papers BC.8/08-09 to BC.13/08-09 be approved.
- (h) That future versions of the papers indicate actual expenditure versus planned expenditure.

10/08-09 Estates Management Statistics

REPORTED:

That the collection of data for the Estates Management Statistics return was in progress.

11/08-09 Reports on the Progress of Major Projects

CONSIDERED:

Progress reports on the following major projects:

- (a) Millburn House, paper 14/08-09.

- (b) Warwick Digital Laboratory, paper BC.15/08-09.
- (c) Library - Postgraduate Research Exchange, paper BC.16/08-09.
- (d) Westwood - Indoor Tennis Centre, paper BC.17/08-09.
- (e) Students' Union South, paper BC.18/08-09.
- (f) Zeeman Building Extension, paper BC.19/08-09.
- (g) Chemistry Department (+ Engineering, IT Services, CeNTRE Relocations), paper BC.20/08-09.
- (h) Warwick Arts Centre - Refurbishment and Extension of Butterworth Hall, paper BC.21/08-09.
- (i) Chemistry Infills, paper BC.22/08-09.
- (j) Nursery and Social Facility, paper BC.23/08-09.
- (k) Warwick Medical School - CTU Extension, paper BC.24/08-09.
- (l) Science City, paper BC.25/08-09.
- (m) Bluebell Views Student Residences, paper BC.26/08-09.

REPORTED:

- (n) That work to refurbish the Students' Union South was currently slightly behind schedule, but that phase 1 works were still due to be completed in February 2009, with phase 2 works completion scheduled for September 2009.
- (o) That phase 3 of the Millburn House building works (extension) was due for completion in March 2009.
- (p) That a burst pipe in the new Nursery Building had caused considerable damage and had delayed completion and the move-in date, noting that:
  - (i) The contractor was responsible for rectifying the situation which would delay occupation of the building;
  - (ii) Additional costs incurred by the University may be sought from the contractor.
- (q) That the Clinical Sciences Building for the Medical School at Gibbet Hill was due for completion in August 2009.
- (r) That confirmation that the new Tennis Centre had received a BREEAM 'excellent' rating had been received by the University.
- (s) That significant future projects included: the Life Sciences Review, Warwick Business School's Phase 3b project, the new Physics / Chemistry Building, a new building for Warwick Medical School (the potential Translational Medicine 2 Building) and new University residences ('Bluebell Views' or equivalent).

12/08-09 Finance Report

CONSIDERED:

The Estates Office finance report, papers BC.27/08-09, BC.28/08-09 and BC.29/08-09.

REPORTED:

- (a) That the original planned expenditure for capital projects was £41.6m, noting that the budget was adjusted during the course of the year with actual expenditure being £35.8m, and £14.3 being deferred until the current academic year.

- (b) That the current Capital Plan consisted of £116.7m expenditure over four years: £37.4m (anticipated) external funding and £79.3m University funding.
- (c) That the new residences scheme ('Bluebell Views') was currently excluded from the capital plan, until funding was identified, as was the Chemistry 'Infills' project, works to the boiler house and the gatehouse extension.

13/08-09 Date of the Next Meeting

REPORTED:

That the next meeting of the Committee would take place on Thursday 5<sup>th</sup> March 2009 at 2.15pm in the Council Chamber, University House.

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