

UNIVERSITY OF WARWICK

Open Minutes of the Meeting of the Building Committee held on 11 December 2013

Present: Mr G Howells (in the Chair), Professor D Elmes, Mr C March, Mr B Sundell, Professor P Thomas (for 21/13-14).

Apologies: Professor A Caesar, Professor R Critoph, Mr P Dunne (Lay member of Council, Mrs P Egan (Lay member of Council), Professor S Hand, Mr J Higgins (Lay member of Council), Ms J Horsburgh (Deputy Registrar), Mrs K Jenkins (Assistant Registrar, Space Management & Timetabling, and Assistant Secretary), Professor L Young (Pro-Vice-Chancellor (Academic Planning and Resources)).

In Attendance: Dr E Bateman (Incoming Assistant Registrar, Space Management & Timetabling), Mr C Carrington (Head of Planning & Development, Estates Office), Ms R Drinkwater (Group Finance Director), Mr G Edwards (Project Manager, WMG) (for item 19/13-14), Mr K Edwards (Head of Finance & Administration, Estates Office), Ms J Greenway (Director of Corporate Finance) (for items 19 - 20/13-14), Mr R Langmuir (Architect, Cullinan Studio) (for item 19/13-14), Dr E Melia (Senior Assistant Registrar, Space Management & Timetabling), Ms L Pride (Development Plan Architect), Mr K Sloan (Registrar) (for items 16 – 19(j)/13-14), Mr M Stacey (Deputy Director of Estates), Mr R Wilson (Director of Estates and Secretary).

Note: Some items are noted as “Exempt information not included” as they contain information that would be withheld from release to the public because an exemption under the Freedom of Information Act 2000 applies.

16/13-14 Membership and Terms of Reference

REPORTED:

- (a) That Mr Patrick Dunne and Mrs Penny Egan had been appointed to the Building Committee by the Council, as two of the three lay members of the Council.
- (b) That the Capital Planning and Accommodation Review Group (CPARG) requested a formal change to its constitution, with the addition of “A member of the Campus and Commercial Services Group”.
- (c) That Mr Mike Roberts (Director of Campus Services and IT) would assume this position on the CPARG from the meeting scheduled for 17 December 2013.

RESOLVED:

That the Committee approved the change to the formal constitution of the CPARG, with the addition of “A member of the Campus & Commercial Services Group”, noting that Mr Mike Roberts would assume this position on the CPARG from the meeting scheduled for 17 December 2013.

17/13-14 Minutes

RESOLVED:

That the minutes of the meeting of the Building Committee held on 21 October 2013 be approved, subject to the following amendment (additions underlined, deletions struck through);

12/13-14

- (d) That the University was on course to meet the agreed carbon reduction target in the short term, but that medium term solutions still needed to be agreed.

18/13-14 Conflicts of Interest

REPORTED (by the Chair):

That, should any members or attendees of the Building Committee have any conflicts of interest relating to agenda items for the meeting, they should be declared in accordance with the CUC Guide for Members of Higher Education Governing Bodies in the UK.

NOTE: No declarations were made.

19/13-14 National Automotive Innovation Centre (NAIC) (minute 5/13-14 refers)

CONSIDERED:

A presentation by Mr R Langmuir (Architect, Cullinan Studio) on progress of the the Stage D designs for the NAIC building.

Note: The presentation and notes of the discussion were circulated to all members following the meeting for further input (paper BC.14/13-14).

REPORTED: (by Mr R Langmuir)

- (a) That the scope of the NAIC building had increased to include additional office spaces and that the exterior design and roof had been developed further since the Committee last considered the NAIC at the meeting held on 14 June 2013.
- (b) That the pedestrianised zone in front of the building incorporated a restricted driveway that could be used for 'VIP access' to the main entrance (using bollards to restrict access) and that pedestrian drop-off points had been identified on the access road to Car Park 15.
- (c) That the controlled access route, running from the front of the building towards University House was required to facilitate access for emergency vehicles.
- (d) That the width of the footpaths around the NAIC building remained as wide or wider than existing pathways to provide sufficient access for cyclists and pedestrians.
- (e) That protection was required in front of windows to prevent issues arising from solar glare within the NAIC building, whilst still allowing views from inside the building, noting that this would be provided through the use of a solar mesh curved vertical pilasters that would run around the exterior of the building to give a cohesive façade.

(by the Chair)

- (f) That 'VIP access' to the main entrance was not in keeping with the wider University campus culture and that consideration should be given to how this access was controlled, to prevent use of the space for informal parking or deliveries.
- (g) That, given the overall budgetary constraints, consideration could be given to the application of different standards for the cladding finish on the various sides of the building.

(by the Registrar)

- (h) That it was important to ensure that a clear and direct pedestrian route was maintained to allow a clear flow of pedestrians and cyclists past the building and directed towards the existing pedestrian crossing across University Road.
- (i) That the proposed 'VIP access' route was a busy pedestrian area and that access should therefore remain in the control of the University and not by the users of the building.

(by the Group Finance Director)

- (j) That there was a concern about the impact that the roof of the NAIC would have on the views from University House.

(by the Development Plan Architect)

- (k) That Churchman, the University landscape architects, had developed a materials strategy for the campus and that the materials used for the street furniture around the NAIC building should link in with this strategy.

(by Mr C March)

- (l) That the exterior façade of the NAIC would have the biggest impact on the student community and that the current iteration of the NAIC building exterior appeared to him to be much less inviting than the original plans, due in part to the dark coloured solar mesh vertical pilasters.

(by the Director of Corporate Finance)

- (m) That negotiation between the University and the NAIC collaborative partners continued, and that completion of the legal documentation would now be delayed until January 2014.
- (n) That a first staged payment would be received from Tata Motors European Automotive Centre (TMETC) and Jaguar Land Rover (JLR) before Christmas 2013, which would allow for progression of the project within the capital spend envelope set by the University Council.

- (o) That the University had been advised by Rider Levett Bucknall (RLB) that it would be most effective to incorporate fit-out of the building and equipment installation with the main NAIC build project and that the University investigate further wrapping the fit out around the main contract and considering options that passed the full commercial risk and liability to the NAIC partners and/or mitigated these through appropriate insurances.

Note: Payment was received from Tata Motors European Automotive Centre (TMETC) and Jaguar Land Rover (JLR) before Christmas 2013.

RESOLVED:

- (a) That detailed criteria for vehicular access to the main entrance of the NAIC building on University Road be established by the NAIC Project Progressing Group (PPG) and communicated to all stakeholders, with the stipulation that access control to the restricted driveway remain with the University and not the users of the building.
- (b) That additional digital renderings be generated of the façade of the NAIC building from the direction of University House, the Science Park and the security gatehouse on University Road, to better understand the impact of the building on University stakeholders.
- (c) That feedback from the Committee on the design of the façade of the NAIC building, particularly relating to the profile of the roof, the solar mesh and the incorporation of horizontal lines and the impact of these factors on the way that the building would appear both up close and from a distance, be considered in the further development of the design.
- (d) That options for a delegation of the Building Committee to potentially visit a site that has used a similar form of solar mesh to that proposed for the NAIC building be investigated, if an appropriate building could be identified.

RECOMMENDED: (to the Registrar)

That an additional meeting of the Building Committee be scheduled for late January 2014, in order to approve Stage D designs for the NAIC building prior to submission of the planning application in February 2014.

Note: Subsequent to the consideration of the Registrar, an additional meeting of the Building Committee was approved and scheduled for 31 January 2014.

20/13-14 Campus Development Plan and Village Centre (minute 7/13-14 refers)

RECEIVED:

An oral report from the Director of Estates regarding the progress of public realms works on campus, for Building Committee approval.

REPORTED: (by the Director of Estates)

- (a) That the Finance and General Purposes Committee had approved capital funding for the Gibbet Hill road and Plaza projects.

- (b) That a planning application would need to be made by March 2014 in order to ensure completion of initial works by Easter 2015, in time for the University's 50th Anniversary celebrations.

(by the Chair)

- (c) That consideration should be given to the feasibility of incorporating active ground floor usages of adjacent buildings into the first phase of work to be completed by Easter 2015.
- (d) That, in a separate meeting, he had agreed to convene fortnightly meetings with the Director of Estates and project stakeholders until March 2014 to discuss the progression of the Plaza project.

RESOLVED:

That fortnightly meetings be convened between the Chair, the Director of Estates and project stakeholders to discuss the progression of Plaza project, until submission of the planning application in March 2014.

21/13-14 International Automotive Research Centre (IARC) Building Entrance Extension

CONSIDERED:

The latest designs for an entrance extension to the IARC Building, as part of the IARC Battery Pilot Line project, for Building Committee approval.

Note: That the presentation was circulated to all members following the meeting for further input. (paper BC.12/13-14).

REPORTED: (by the Head of Planning & Development, Estates Office)

- (a) That a new entrance was required to facilitate access for visitors to the research space for the IARC Battery Pilot Line project, due to the high profile nature of the research programme.
- (b) That the costs were not included in the IARC Battery Pilot Line project funding and that it would require additional funding.

(by Professor P Thomas)

- (c) That access to the research space using the current IARC building entrance was via a complex route through the building.
- (d) That the design presented to the Committee had been altered since it was considered in the Project Progressing Group meeting.
- (e) That approval of an agreed design and commencement of the approved works was required within a short time frame.

(by the Chair)

- (f) That the design required further refinement in order to increase its overall attractiveness.

(by the Group Finance Director)

- (g) That the budget for the project could be increased in order to improve the design for the entrance.

RESOLVED:

That the principle of a new entrance to the IARC building was broadly endorsed, but that the IARC building entrance design be approved by the Building Committee at a later date via Chair's Action following further refinement.

22/13-14 Finance and Capital Projects

RECEIVED:

The Estates Office Finance and Capital Projects report, detailing (i) the current budgetary position and (ii) progress on major capital projects and associated issues with programme delivery paper (paper BC.11/13-14).

23/13-14 Date of the Next Meeting

REPORTED:

That the next meeting of the Committee will take place on Friday 31 January 2014 at 11.00am in CMR 1.0, University House.