

UNIVERSITY OF WARWICK

Open Minutes of the Meeting of the Building Committee held on 31 January 2014

- Present: Mr G Howells (in the Chair), Professor R Critoph, Mr P Dunne (Lay member of Council) (for items 24 – 26(h)/13-14), Mrs P Egan (Lay member of Council), Professor D Elmes, Mr C March, Mr B Sundell, Professor L Young (Pro-Vice-Chancellor (Academic Planning and Resources)) (for items 24-26(h)/13-14).
- Apologies: Professor A Caesar, Professor S Hand, Mr J Higgins (Lay member of Council), Professor P Thomas.
- In Attendance: Dr E Bateman (Assistant Registrar, Space Management & Timetabling, and Assistant Secretary), Mr C Carrington (Head of Planning & Development, Estates Office) (except for items 27(d)- 28(b)/13-14), Ms R Drinkwater (Group Finance Director), Mr G Edwards (Project Manager, WMG) (for item 26/13-14), Mr K Edwards (Head of Finance & Administration, Estates Office), Ms J Greenway (Director of Corporate Finance), Ms J Horsburgh (Deputy Registrar), Mr R Langmuir (Architect, Cullinan Studio) (for item 26/13-14), Dr E Melia (Senior Assistant Registrar, Space Management & Timetabling), Ms L Pride (Development Plan Architect), Mr K Sloan (Registrar) (for items 24 – 26(i)/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.

Note: That Mr P Dunne and Mrs P Egan joined the meeting by teleconference.

24/13-14 Minutes

RESOLVED:

That the minutes of the meeting of the Building Committee held on 11 December 2013 be approved.

25/13-14 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.

26/13-14 National Automotive Innovation Centre (NAIC) (minute 19/13-14 refers)

CONSIDERED:

A presentation by Mr R Langmuir (Architect, Cullinan Studio) on progress of the the Stage D designs for the NAIC building, including additional digital renderings of the façade of the NAIC building (paper BC.15/13-14).

Note: That the presentation was circulated to all members following the meeting for further input (paper BC.16/13-14).

REPORTED: (by Mr R Langmuir)

- (a) That the feedback received at the meeting of the Building Committee on 11 December 2013 had been incorporated into the current iteration of the design for the NAIC building.
- (b) That lighter options for the finish of the solar mesh had been explored following feedback that the bronze colour was too dark and that the latest design used a silver/white finish for the mesh cladding around the NAIC building.
- (c) That the external solar mesh would allow views out from the interior of the NAIC building at both seated and standing height and that blinds would be required on the inside of the building to allow users to block out patterns of light that might be reflected into the building through the solar mesh.
- (d) That the proposed finish of the solar mesh was designed to be durable and retain interest over time, but that the façade was expected to require jet wash cleaning every so often.
- (e) That a number of options were under exploration for maintenance and cleaning of the windows underneath the solar mesh, including one option that would require access through the interior of the NAIC building, noting that this was expected to be required three times a year and that the users of the building had not raised concerns over this access.
- (f) That the intention was to use the same mesh cladding at the back of the NAIC building by the service yard, but that there was a possibility that this may be altered.
- (g) That the service yard at the back of the NAIC building was gated at the access point from the road and that this service area included five parking spaces for test cars.

(by the Registrar)

- (h) That there was a risk that the linear seating along the pathway in front of the NAIC building could be used for skateboarding and that the architects should consider the how the design of the seating might address this risk.

(by the Development Plan Architect)

- (i) That Churchman, the University landscape architects, had developed a materials strategy to give the whole campus a coherent feel and that the seating along the path needed to tie in with the street furniture specification for the wider campus.

(by Mr B Sundell)

- (j) That he was pleased to see that the concerns raised over the dark exterior of the NAIC building had been addressed in the revised design.

(by the Deputy Registrar)

- (k) That it was important that the service yard at the back of the NAIC building was not used as an additional car park and that University access was maintained to this area.

(by the Group Finance Director)

- (l) That it was significant that the cladding used at the back of the NAIC building be in the same style as the rest of the building's exterior façade, noting that as the campus developed in the future, this angle of the building would not necessarily remain the 'back'.

(by the Director of Corporate Finance)

- (m) That it was expected that the main contracts with the project partners would be signed within the next couple of weeks, following final negotiations.
- (n) That a report would be issued regarding recommendations from Rider Levett Bucknall (RLB) on the possibility of incorporating the fit out of large equipment within the main building contract for the NAIC building in order to minimise risk.
- (o) [Exempt information not included]

(by the Chair)

- (p) That the designs had progressed significantly since the meeting of the Building Committee in December and that the latest information gave comfort that the façades were developing to address the concerns previously raised.
- (q) That whilst the design of the roof and base of the building appeared to be nearing satisfactory completion, the mesh clad central section of the NAIC building façade required further work to clarify how the glazed, mesh shaded areas and solid elements would be constructed.
- (r) That it was important that all elevations of the building had consistency, noting that all elevations would be visible due to the scale of the building.
- (s) That it was important that the NAIC building could be externally maintained, including cleaning of the windows and the gap between mesh and glazing.

RESOLVED:

- (a) That Cullinan Studios meet with Churchman, the University landscape architects, to ensure that the exterior landscaping of the NAIC building is consistent with the strategy for the wider campus.
- (b) That it was necessary to understand the whole life costing of the NAIC building, including durability and maintenance of the solar mesh façade.
- (c) That details of how the mesh clad central section of the NAIC building façade would be constructed should be considered by the University as the project design develops.

- (d) That the final designs for the exterior façade and a strategy for cleaning and maintenance of the exterior of the NAIC building that did not require access through the interior, should be presented at a future meeting of the Committee.
- (e) That the Committee approved the stage D designs for the NAIC building, as presented in paper BC.16/13-14.

27/13-14 Car Parking Strategy

REPORTED: (by the Director of Estates)

- (a) That consideration had been given to the University's short and longer term strategy for car parking and traffic flow around campus.
- (b) That the Deputy Registrar was leading on short to medium-term solutions for car parking and that he was working with the Registrar to address a longer term (10-15 years) overall transport strategy for the University.
- (c) That the National Automotive Innovation Centre (NAIC) building, planned changes to the bus interchange and the taxi rank would result in the loss of existing car parking spaces and that in the short term, he had recommended that a multi-storey car park be constructed behind the International Institute for Product and Service Innovation (IIPSI) building, which would provide an additional 500-600 spaces.
- (d) That there was a long-term intention to keep traffic movement towards the periphery of campus and that there was also the potential to improve and exploit railway links to the campus as part of an overall transport plan.

(by the Deputy Registrar)

- (e) That she was working with the Director of Estates and the Pro-Vice-Chancellor (Academic Planning and Resources) to consider the wider picture of capital build projects and traffic flow around campus in the context of the 50th Anniversary celebrations in 2015.

(by the Director of Corporate Finance)

- (f) That the University had no legal obligation to provide dedicated car parking for the NAIC building, but there was a concern that users of the building might fill approximately 700 car parking spaces very early in the day and that this should be considered as part of the longer term planning for car parking.

RESOLVED:

That further updates on the progress of the University's car parking strategy should be considered at a future meeting of the Building Committee.

28/13-14 Campus Development Plan and Village Centre (minute 20/13-14 refers)

REPORTED: (by the Director of Estates)

- (a) That he had met with the Chair and other project stakeholders prior to the meeting of the Building Committee to discuss the public realm works, including the bus interchange and plans for the Plaza area.

- (b) That the group had considered potential structures and preliminary schemes for a pavilion space as part of the works and the next stage was to consider cost implications and how the project would tie in with other projects on campus.
- (c) That consideration had been given to using a temporary structure for the pavilion space as part of the 50th Anniversary celebrations, but that a more permanent structure was also an option.
- (d) That the work to improve the highway was expected to start at Easter 2014 to ensure that it was completed in time for the University's 50th Anniversary celebrations.

(by the Group Finance Director)

- (e) That £8.7m for the Plaza project had been allocated in the Capital Plan but that there was no additional funding available for a temporary structure and that it was important that the project was discussed with the Campus and Commercial Services Group (CCSG) and the 50th Anniversary Project Group.

(by the Senior Assistant Registrar (Space Management and Timetabling))

- (f) That a Project Progressing Group (PPG) had been proposed for the Plaza project, which included members of both CCSG and the 50th Anniversary project.

(by the Chair)

- (g) That the group had developed a scheme for the landscaping that integrated the bus interchange and traffic flow and that the next stage of the project was to consider the integration of the public areas and artwork in order to increase the activity in the area.
- (h) That consideration should be given to use of the ground floor of the Rootes Social Building in order to increase activity at the edge of the new Plaza.

RESOLVED:

That consideration of a temporary structure for the pavilion space should be postponed until further clarity on funding was established through the Project Progressing Group.

RECOMMENDED: (to the Registrar)

That the membership of the Project Progressing Group for the Plaza project should be approved and a meeting of the Group scheduled as soon as possible.

29/13-14 International Automotive Research Centre (IARC) Building Entrance Extension (minute 21/13-14 refers)

REPORTED: (by the Chair)

That he had approved via Chair's Action a revised proposal for the extension to the entrance of the International Automotive Research Centre (IARC) Building.

30/13-14 Date of the Next Meeting

REPORTED:

That the next meeting of the Committee will take place on Monday 17 March 2014 at 2.00pm in CMR 1.0, University House.