EASTER MEETING OF THE ESTATES COMMITTEE AGENDA 2:00pm Wednesday 20th May 2020 Virtual Meeting on Teams

Present: Professor Phil Allmendinger (Chair); Dr Nick Evans; Dr Tamara Follini (Chair of the Conservation Committee, ex officio); Professor Howard Griffiths (Chair of the Gardens Committee, ex officio); Mr Adam Hardy (UCS Representative); Miss Deborah Hoy (Estates

boards/material pallettes. There is an opportunity to revisit some of these materials in conjunction with Barnes to look at value engineering. *Steps:* Considerable research has been carried out since the last meeting on the steps and lift. Aecom, a specialist lift consultant, investigated, and concluded that this was the only lift that would be suitable. The consultant visited the factory, and has gone over the details of the lift, showing the areas where waterproofing is most important. Information from the lift manufacturer on reliability from other lifts has been received and reviewed. The ICE (Institute of Civil Engineers), who have a lift on the Great George street near Horse Guards Parade, gave a good reference and were contacted independently of the lift company. They have said that the lift has been very reliable, is used, and that they would highly recommend this manufacturer. A visit will be arranged if possible, once lockdown has lifted.

Lights: Concern was raised on the lights in the main circulation areas on the Architects drawings. Estates Director was to ask about alternative light fittings, and a shortlist to be circulated to the Conservation Committee.

Gardens: There was a concern that a portion of the border was being lost at the point where the entry to the Sunken Garden is. It was hoped that by shifting the angle of the bridge and through losing some of the gloom, the border would be protected. However, given the size of the lorries needed and their turning circles, this was not possible around 1.5m across that corner will be lost. The Gardens Committee have made representations about the amount of fencing surrounding the crane, and have been reassured that this can be minimised. The Gardens Committee were reluctantly happy overall.

Windows (Left of Slide 15): Permission was granted for these windows they were an addition, but are included in the works for which planning permission has been granted.

View from River (Slide 18): The College needs to be clear that they are happy with the style and materials being used in this area (viewing the River Wing from the River). The plan showed a lost corner for seating close to the terrace and external door, owing to emergency access. A question was raised around this needed to be L shaped, and whether a straight line could be used instead to give additional seating inside. However it was thought that moving the wall location would potentially create an issue with the emergency exit route out of the café. The Estates Director will speak to the Architects.

Timings for Decisions: At the end of May, the Tenders for the logistics package will be received. Early indications show these coming in at £1.5 million. Commitment to the logistics tender will be required prior to the final costs being available for the main works. During July, an update on the tender for the whole of Phase 1b will be received from Henry Riley, with a final tender report at the end of July. This will then be taken to Finance Committee. The only area where a decision is needed soon is the InBT/F4 12 Tft.46.344 3 46.34 ainanc decision is needed soon is the

Costs Relating to Covid-19: All costs exclude anything for Covid-19 apart from additional welfare facilities which were included as part of the logistics. It was considered that if Barnes were asked to price for Covid-19, the College may pay for something that does not end up being needed, and would not be able to recover this. Instead, the recommendation is for the College to give additional flex in the programming, so that if Barnes are late for a reason to do with Covid-19, they will not be charged damages. The period this would cover has not yet been established. If Barnes are given a waiver on damages for a period (say 8 weeks), they will not charge for additional costs due to slow working / change of workers / additional cleaning.

Planning Strategy – Discharge of Conditions: The planning authority has not discharged pre-

adviser has said that these are all low risk conditions, and there is no reason to anticipate the Council rejecting what has been submitted. Henry Riley are sending additional information to Professor Allmendinger, so that the College can decide how to proceed.

Award of Logistics Contract: The Project Managers have requested that when the logistics contract is awarded, this is made an extension of the existing pre-construction contract with Barnes. This will make matters simpler if for any reason the College breaks with Barnes. The full JCT will be done with the main works.

d. Old Court Matters Arising:

Item Saiii: Legionella issues in Old Court (post and prior to lockdown): Before Old Court is re-occupied, the whole area will need to be chlorinated. This is likely to be carried out by the contractor on completion. The situation is being managed. Extremely low levels of legionella were detected shortly before lockdown. It is expected that once the new plantroom is in place, these issues will be removed completely. Item 5biii: *Cam conservators:* The Estates Director went with the Project Managers and Barnes Construction to meet the Cam Conservators, and had a productive meeting, the result of which is that the Cam Conservators will only charge for the lifting weeks. The charge is for a minimum two week period each time, meaning that it will cost £1,500 for installation and £1,500 for removal, rather than £750 a week for each week that the bridge is in place. Constructive correspondence is ongoing.

6. St Regis Project Update

Site Shutdown: The St Regis site shut down on 25 March, the same day as the Old Court Phase 1a site.

Progress at Shutdown: When the site shut down, the contractor was 1-2 weeks behind schedule, but anticipated making that up and were telling the College that there was no concern around completion dates in August and October.

Return to Site: The site resumed operations from 4 May 2020 with the return of site supervisors, and with subcontractors returning from 11 May, following the set up of one way systems and other site measures required to comply with government guidance.

Programme Following shutdown: The most recent review on Friday 15 May had the programme approximately 11 weeks behind on the Chesterton rd front block, without taking into consideration the anticipated slow progress going forwards due to Covid-19. Unlike in Old Court, the site has not been able to get anywhere close to full numbers yet. Prior to lockdown, around 70 operatives a week were on site. Following lockdown, last week the site had around 20 operatives, with a further six anticipated for the week after. The contractor does not anticipate having more than 50% of operatives on site for a month, and then are looking at a potential increase to around 80% of operatives. The contractor does intend to apply for permission to work additional hours, as the government has announced a relaxation of planning conditions around working hours, and is doing everything they can to get back on track. The overriding concern, however, is that the site needs to perform within the health and safety guidelines. The contractor has not been able to provide an actual completion date, but are at least 11 weeks behind, with the potential to be further behind than this. The contractor has been asked to prioritise student accommodation. This will not be available in September, but may be complete in early November.

approximately $\pounds 1.3$ million, which should allo

Distribution: Professor Phil Allmendinger (Chair); Professor Andrew Balmford (Chair of the Environment Committee, ex officio); Dr Jo Costin (Secretary); Miss Emma Easterbrook (Assistant Bursar); Dr Nick Evans; Dr Phil Faulkner; Dr Tamara Follini (Chair of the Conservation Committee, ex officio); Professor Howard Griffiths (Chair of the Gardens Committee, ex officio); Mr Adam Hardy (UCS Representative); Miss Deborah Hoy (Estates Director); Ms Ada Lee (MCR Representative); Mr Brenan Morgan (Head Porter); Mr Jason Randall (IT Manager); Dr Jacqueline Tasioulas (Senior Tutor); and Mr Paul Warren (Bursar). **For information**: Rosa Martin (U