



Estates Committee

Raeburn Room, Old College

Tuesday 10 September 2019, 9.30-12.30pm

AGENDA

- 1 Minute (closed)** **A**
To approve the minute of the previous meeting held on 15 May 2019.
- 2 Matters Arising**
To raise any matters arising.

SUBSTANTIVE ITEMS

- 3 Estates Annual Capital Plan 2018-19 to 2028-29** **B**
To note a paper from the Director of Estates.
- 3.1 Director of Finance Update – Ten Year Forecast (September 2019)** **B1**
To note a paper from the Director of Finance.
- 4 Student Residential Accommodation Strategy 2018-2028 Annual Update** **C**
To support a paper from the Vice Principal Business Development and Director of Corporate Services.
- 5 School of Engineering Module 1** **D**
To recommend a paper from the College Registrar, Science & Engineering.
- 6 Radiochemistry Upgrade at the Clinical Research Imaging Centre (CRIC3) - Full Business Case** **E**
To approve a paper from the College Registrar, Medicine & Veterinary Medicine.
- 7 Fire Asset Protection Works at King's Buildings Campus** **F**
To approve a paper from the Director of Estates.
- 8 Institute for Regeneration and Repair Expansion and BioQuarter Enabling Works** **G**
To approve a paper from the College Registrar, Medicine & Veterinary Medicine.
- 9 Usher Institute for Population Health Sciences** **H**
To approve a paper from the Director of Estates.

ROUTINE ITEMS

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|-----------|---|----------|
| 10 | Capital Project Update
To <u>note</u> a paper from the Director of Estate Development. | I |
| 11 | Estates Committee Sub-Group and Estates Tender Review Panel Approvals
To <u>note</u> a paper from the Director of Estates. | J |
| 12 | Development & Alumni Capital Project Update
To <u>note</u> an update from the Director of Philanthropy and Donor Relations. | K |
| 13 | Strategic Acquisitions Disposals and Leases
To <u>note</u> paper from the Director of Estates. | L |
| 14 | Space Strategy Group
To <u>approve</u> a paper from the Director of Estates. | M |

ITEMS FOR FORMAL APPROVAL/NOTING (Please note these items are not normally discussed.)

- | | | |
|-----------|--|----------|
| 15 | College of Medicine and Veterinary Medicine Summary Report
To <u>approve</u> a paper from the College Registrar, Medicine & Veterinary Medicine. | N |
| 16 | New Major Projects Sustainability Standards
To <u>note</u> a paper from the Director of Estates Development. | O |
| 17 | Date of next meeting: Wednesday 4 December 2019, 9:30 – 12:30 to be held in the Raeburn Room, Old College | |

If you require this agenda or any of the papers in an alternative format e.g. large print please contact Angela Lewthwaite on 0131 651 4384 or email Angela.Lewthwaite@ed.ac.uk



ESTATES COMMITTEE

10 September 2019

**Estates Committee Sub-Group and
Estates Tender Review Panel Approvals**

Description of paper

1. This paper provides a consolidated list of decisions taken by Estates Committee Sub-Group (ECSG) since the last Estates Committee meeting on 13 May 2019. The paper also presents a list of contracts awards (greater than £250,000) over the period 1 May 2019 to 31 August 2019 that have been approved via the Estates Tender Review Panel (ETRP).

Action requested/Recommendation

2. Estates Committee is asked to note the decisions taken by ECSG referred to in point 4 of this paper and further to note the contract awards approved by Estates Tender Review Panel as outlined in Appendix 1 of this report.

Background and context

3. This paper enhances the 'transparency' in relation to the operation of the ECSG and the ETRP.

Discussion

4. Since the Estates Committee last met in May 2019, ECSG approved the following:

- Edinburgh BioQuarter – University's capital contribution of £250k (ex VAT) from University Resources in respect of adviser fees to support the next stage of development of the BioQuarter partnership;
- Strategic Acquisitions: plot 3 and part of plots 7 & 8 – Edinburgh BioQuarter. £2.44m for the purchase cost and associated fees for the acquisition of these plots of land from Scottish Enterprise to develop the New Bio/Medical Teaching Facility and the Usher Institute.
- Extension to Advanced Computing Facility (ACF): Electrical Connection - £3.5m additional funding from University Resources further to the Scottish Power Energy Networks (SPEN) quotation; the appointment of SPEN as the contractor to complete these works; and noted that this request is in addition to the £5m approved by Policy and Resources Committee on 5 April 2019 in relation to the electrical connection at ACF.
- Acquisition of Units and Adjacent Land at Edinburgh Futures Institute (EFI) - £7m from University Resources to fund Option 3B - the acquisition of the strip of land along with the units (namely the Wing D (Level 1) and Wing F (level 0 and 1)). This land acquisition is necessary in order to mitigate this risk of losing the access over the strip of land (namely the land fronting onto Middle Meadow Walk) to the University owned Gap Site.

5. Estates Committee should note that the papers that were presented to ECSG can be found on the Estates Committee wiki for information:

<https://www.wiki.ed.ac.uk/display/UCC/Estates+Committee>

6. A list of contract awards (greater than £250,000) approved via the ETRP over the period to 1 May to 31 August 2019 are contained in the appendix to this paper. The total value is £5,975,825. Estates Committee should note that any contract that requires ECSG approval is also included in the appendix as ETRP recommended the award to ECSG.

Resource implications

7. The resource implications of the ECSG approvals will be reflected in the Capital Plan.

Risk Management

8. There are no specific risks identified as a result of the information contained within this paper.

Equality & Diversity

9. No specific Equality and Diversity issues are identified as a result of the recommendations contained within this paper.

Next steps/implications

10. The Estates Department will continue to oversee any procurement processes.

Consultation

11. Convener, Director of Finance, Director of Estates, Director of Estates Development, Director of Estates Operations and Head of Estates Finance.

Further information

12. *Author*
Kyle Clark-Hay
Head of Estates Business Services
26 August 2019

Presenter
Gary Jebb
Director of Estates

Freedom of Information

13. This is an open paper.

**Works Contracts Awards = > £250,000
1st May 2019 - 31st August 2019**

Estates Committee 190910
Paper J Appendix 1

Project Description	Appointed Contractor	Contract Award
WGH Medical Education Centre - Refurbishment	Thomas Johnston Ltd	£407,445.90
Multi Site LED Lighting Upgrade	FES Ltd	£835,299.28
Joseph Black & Grant Institute Accessibility Improvements	Clark Contracts	£338,672.87
Minto House Accessibility Improvements	SJS Property Services	£288,480.54
Estate Wide Air Chillers Maintenance & Reactive (5 years)	Arthur McKay	£575,000.00
Estate Wide Air Conditioners Maintenance & Reactive (5 years)	Alba Facilities Services	£1,300,000.00
	Total	£3,744,898.59

**Services Contracts Awards = > £250,000
1st May 2019 - 30th August 2019**

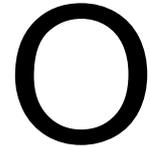
Project Description	Appointed Consultant	Contract Award
New College - Fire Asset Protection - Design Team	Consarc Design Group	£ 341,200.00
IGMM 4D Cellular Medicines Design Team	Turner & Townsend	£ 743,400.00
IRR Expansion and Infrastructure Enabling	Faithful + Gould	£ 621,326.35
General Assembly Large Teaching Space	Consarc Design Group	£ 525,000.00
	Total	£ 2,230,926.35

**Goods Contracts Awards = > £250,000
1st May 2019 - 30th August 2019**

Project Description	Appointed Supplier	Contract Award
	Total	£ -

**Contract Awards = > £250,000
recommended for award by ECSG from ETRP
1st May 2019 - 30th August 2019**

Project Description	Appointed Supplier	Contract Award
ACF Electrical Connection	Scottish Power Energy Networks	£8,500,000
	Total	£ 8,500,000.00



ESTATES COMMITTEE

10 September 2019

New Major Projects Sustainability Standards

Description of paper

1. This paper presents the Edinburgh Sustainability Model Evaluator (ESME), a new standard for delivering sustainability targets on major projects. ESME will replace the previous standard Building Research Establishment Environmental Assessment Method (BREEAM).

Action requested

2. Estates Committee is asked to note the adoption of the new standard (ESME) to replace the previous standard (BREEAM).

Background and context

3. The University of Edinburgh has committed to become zero carbon by 2040. The University's Climate Strategy 2016 lays out a comprehensive whole institution approach to climate change mitigation and adaptation in order to achieve this ambitious target. The University has a long-standing commitment to incorporating and maintaining a high standard of sustainability into its capital programme. Previously, commitment to high sustainability standards has been via the widely recognised BREEAM standards. In 2004 the University committed to delivering all major projects to a 'very good' or 'excellent' level on the BREEAM scale.

4. These BREEAM standards guided Estates Development teams and external consultants in the sustainability approach to be taken towards all new or refurbishment projects over £1m. This set standards in areas of sustainability such as energy use, waste management, water management and biodiversity.

5. In 2016, in recognition of the new climate plan and University-wide zero by 2040 commitment, the Estates and Social Responsibility and Sustainability Departments instigated a joint investigation on whether BREEAM remained the right standard for our new climate plans and whether alternative approaches might be adopted.

Discussion

6. During 2016-17, the Estates and Social Responsibility and Sustainability Departments completed a study to examine what sorts of standards other than BREEAM existed. At the same time, Estates commissioned research to examine how BREEAM was performing as a tool, its benefits and flaws.

7. The two pieces of work demonstrated that alternative tools did exist, although no one single tool appeared to meet all Estates Department needs. In addition, the BREEAM review indicated that whilst the tool had been of value in the past and had elements that remained of real value, overall it was no longer the best choice for the University. The tool was designed to be generic for the construction industry and was based on a points based approach to achieve a standard. Latterly this has tended to require projects to focus on areas of design that are not in line with University needs or

priorities. It did not emphasize our key issues of zero carbon and well-being for staff and students. The review demonstrated significant scope to improve the wellbeing, resilience and carbon performance of our buildings, whilst reducing the costs of unnecessary technical assessments and reducing our overall energy running costs.

8. Following this work, in 2018 the Estates Department began to develop a bespoke model for the University that could replace BREEAM as the standard to be used. Once completed the new tool was tested on a new project, as well as being retrospectively tested on a recently completed project. The result of this work is the new University's bespoke tool named ESME.

9. ESME is pre-populated by building types so that generic guidance is replaced with specific guidance on expectations depending on the building function (laboratories teaching block etc.). The tool includes performance targets for energy and carbon. Discussion on the ESME targets will continue to be a critical part of the Project Board's remit.

10. Over the next 2 years, the Social Responsibility and Sustainability and Estates Departments will continue to review how successfully the tool is being implemented, where refinements are required and continued developments in best practice.

11. Adoption and roll-out of the tool is a significant achievement for the Estates and Social Responsibility and Sustainability Departments. The anticipated benefits include:

- Expenditure savings from avoided unnecessary BREEAM assessments and assessment fees
- Fewer actions and resourcing for the Project Management teams as a more streamlined operations
- Closer to achieving lower running costs
- Sector leadership in terms of sustainability standards
- Better carbon performance
- Opportunity to push for a higher occupant productivity / performance
- Prioritises health and wellbeing by design
- Closer to the University's sustainability targets
- Strategic guidance for building and campus sustainability decisions
- More routes to integrated working across departments.

Resource implications

12. The management of ESME within each project is within existing resources for all major projects as it replaces BREEAM consultants. Maintenance and upkeep is also within existing resource. When fully rolled out the expectation is that over time the new standards should reduce carbon consumption and energy costs.

Risk management

13. The key risk is ensuring that the new standards can be delivered effectively, securing wider industry buy in to their use, and ensuring the standards are embedded into Estates processes. The implementation and roll-out will be adopted as a standard project management procedure.

Equality and Diversity

14. As a new system an Equalities Impact Assessment will be completed and any associated equality and diversity actions taken into account.

Next steps/implications

15. The Estates Department will continue to roll out the new standard with assistance from Social Responsibility and Sustainability Department including undertaking a Data Protection Impact Assessment.

Further Information

16. Author

Anna Stamp – Head of Estates Planning
Julia Laidlaw –Estates Development
Manager

Dave Gorman – Director of Social
Responsibility and Sustainability
22 August 2019

Presenter

Jane Johnston,
Director of Estates Development

Freedom of information

17. This paper is open

