



THE UNIVERSITY *of* EDINBURGH

Estates Committee

Raeburn Room, Old College
Wednesday 4 December 2019, 9.00 am - 12.30 pm

AGENDA

1. **Minute (Closed)**
To approve the minute of the previous meeting held on 10 September 2019. **A**
2. **Matters Arising**
To raise any matters arising.

SUBSTANTIVE ITEMS

3. **Capital Prioritisation (Closed)**
To note a paper from the Director of Estates and Director of Finance. **B**
4. **Estates Annual Capital Plan 2019/20 to 2028/29 (Closed)**
To note a paper from the Director of Estates. **C**
 - 4.1 **Director of Finance Update - Ten Year Forecast (December 2019) (Closed)**
To note a paper from the Director of Finance. **C1**
5. **Edinburgh Medical School - Co-location of Teaching and Research at Edinburgh BioQuarter (Closed)** **D**
To note a paper from the College Registrar, Medicine & Veterinary Medicine.
 - 5.1 **Edinburgh BioQuarter Enabling Works (Closed)**
To approve a paper from the Director of Estates. **D1**
 - 5.2 **Institute for Regeneration and Repair Expansion Building - Full Business Case (Closed)**
To approve a paper from the College Registrar, Medicine & Veterinary Medicine. **D2**
 - 5.3 **Usher Institute – Full Business Case (Closed)**
To approve a paper from the College Registrar, Medicine & Veterinary Medicine. **D3**
 - 5.4 **Queens Medical Research Institute (QMRI) – Full Business Case including BioResearch and Veterinary Services (BVS) Estates Strategy (Closed)** **D4**
To approve a paper from the Vice-Principal, Business Development and Director of Corporate Services.

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| 6. | Peffermill Sport Village - New Student Accommodation - Full Business Case (Closed)
To <u>approve</u> a paper from the Vice-Principal, Business Development and Director of Corporate Services. | E |
| 7. | 41-45 Gilmore Place (Closed)
To <u>approve</u> a paper from the Director of Accommodation, Catering and Events. | F |
| 8. | Small Works Programme 2019-2020 update (Closed)
To <u>note</u> a paper from the Director of Estates. | G |
| 9. | Post Implementation Review Report (Closed)
To <u>note</u> a paper from the Director of Estates. | H |

ROUTINE ITEMS

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| 10. | Capital Project Update (Closed)
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 (Closed)
To <u>note</u> an update from the Director of Philanthropy and Donor Relations. | K |
| 13. | Strategic Acquisitions Disposals and Leases (Closed)
To <u>approve</u> a paper from the Director of Estates. | L |

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

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| 14. | Edinburgh College of Art Masterplan - Former Fire Station Enabling Works (Closed)
To <u>approve</u> a paper by the Director of Estates | M |
| 15. | Accommodation Nominations Agreement Bridge House 2020/21 (Closed)
To <u>approve</u> a paper by the Director of Accommodation, Catering and Events | N |
| 16. | Date of next meeting: Wednesday 18 March 2020, 2:00 - 5:00 pm 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 Estates Committees on 0131 651 4384 or email Estates.Committees@ed.ac.uk



ESTATES COMMITTEE

4 December 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 10 September 2019. The paper also presents a list of contracts awards (greater than £250,000) over the period 1 September 2019 to 20 November 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 September 2019, ECSG approved the following:

- **Strategic Disposal: Roslin Expansion Land (HS19), Midlothian Roslin Expansion Land Disposal**
To enter into negotiations with the preferred bidder, a consortium of CALA & Barratt, with a view to concluding missives regarding the disposal of the Roslin Expansion Land for an estimated net receipt to the University of £9,423,000.
- **Extension to the Anne Rowling Regenerative Neurology Clinic**
University capital contribution of £50k from University Resources to undertake a feasibility study and the initial briefing and design to the end of RIBA Stage 2 (Concept Design).
- **Building Maintenance and Small Works up to £50k Framework Agreement**
Due to the size of the estate, the framework was split into two geographical lots and ECSG agreed to appoint, for a period of four years:
 - Zenith Property Conversation (ranked first) and Bell Decorating Group (ranked second) to Lot 1 – Medicine and Veterinary Medicine and Science and Engineering. The anticipated four year contract value for this lot is £4.132m; and
 - Atalian Servest AMK (ranked first) and FES Support Services (ranked second) to Lot 2 – Arts, Humanities and Social Sciences and Accommodation, Catering and Events. The anticipated four year contract value for this lot is £3.656m.

- **Engineering Module 1, King's Buildings Campus**

ECSG approved the appointment of Kier Construction Ltd to carry out Pre-Award Services at a cost of £37,325. It was noted that the University's commercial commitment at this point was restricted to the Pre-Award Services element only.

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 September 2019 to 20 November 2019 are contained in the appendix to this paper. The total value is £3m. 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 November 2019

Presenter

Gary Jebb
Director of Estates

Freedom of Information

13. This is an open paper.

Works Contracts Awards = > £250,000
1 September 2019 - 20 November 2019

Project Description	Appointed Contractor	Contract Award	
Alrick Building Laboratory Alterations	SJS Property	£	592,555.02
Fleeming Jenkin Building Combustion Lab M&E Fit Out	Arthur McKay	£	326,631.86
JCMB Upgrades to Lifts 1, 2 & 3	Kone Plc	£	300,223.50
IGMM Infrastructure	Taylor & Fraser	£	796,841.22
Residential Estate Fire Door Upgrades	Cornhill Buildings Services Ltd	£	286,313.35
Total		£	2,302,564.95

Services Contracts Awards = > £250,000
1 September 2019 - 20 November 2019

Project Description	Appointed Consultant	Contract Award	
None			
Total		£	-

Goods Contracts Awards = > £250,000
1 September 2019 - 20 November 2019

Project Description	Appointed Supplier	Contract Award	
CRIC Refurbishment Hot Cells	Von Gahlen	£	697,735.59
Total		£	697,735.59

Contract Awards = > £250,000
recommended for award by ECSR from ETRP
1st September 2019 - 20 November 2019

Project Description	Appointed Supplier	Contract Award	
Building Maintenance & Small Works - 2 Lots	Zenith & Atalian Servest	£	7,788,000.00
Total		£	7,788,000.00

