

estates@Queen's

THE NEW LIBRARY

The new Library project is now on site. The location in College Park East offers an outstanding opportunity to provide a high quality sustainable building in an urban setting, which will enhance the University campus and the wider locality. It also allows the replacement of the existing Physics and David Bates buildings, both of which are drab undistinguished 1970s framed buildings that have exceeded their useful lives.



The new Library

The new Library will replace the present Main and Science Libraries and has been designed to accommodate 1,500,000 volumes and 2,000 reader

spaces in a combination of individual carrels and group study rooms. A Library Café and reading rooms will complete the flagship building.

The design architects are the internationally acclaimed Boston-based Shepley, Bulfinch, Richardson & Abbot (SBRA), who have designed and developed over 50 major academic libraries, including those at Yale, Cornell, and Harvard. SBRA is working in association with Belfast architects, Robinson Patterson Partnership.

The project has two elements: the construction, fit-out, and landscaping of the Library and the construction of a new building on the site for Mathematics, which is presently located in the David Bates building.

The scheme also incorporates a landscaped car park to the north of the Library (on the site of the existing College Park Physics building) and the realignment and landscaping of College Park from the Botanic Avenue junction to the gates of Botanic Gardens.

WORK PROGRAMME

The project is to be undertaken in two phases, with the completed phase 1 providing a buffer zone between neighbouring houses and the phase 2 construction site. Phase 1, including construction of the Mathematics building, started on 16 January 2006. The presence of works vehicles is likely to result in some traffic congestion in the area, particularly at peak times, and the University apologises for any inconvenience.

CAPITAL DEVELOPMENT PROGRAMME

The new Library project (£43m) is part of the University's £200m planned capital investment programme. Other major initiatives within the programme include re-development of the Elms Village (£45m), refurbishment of the Students' Union (£8m), the refurbishment and extension of the Physical Education Centre (£7m), and major upgrading of the teaching and learning infrastructure on the Health Sciences campus and the David Keir/Ashby sites (£42m). The scale of the capital programme, which continues until 2010, means that large areas of the campus will be affected by works at some point during the period.

One of the areas most affected is the Health Sciences campus. Projects there include:

- New building to support medical expansion
- New Biomedical Library and Open Access Centre



Centre for Cancer Research and Cell Biology

- Creation of a 100 student Biology teaching laboratory and the complete refurbishment of the 3rd floor, MBC
- Refurbishment of obsolete laboratories and research areas and the replacement of outdated equipment, on the upper floors MBC
- New Centre for Cancer Research and Cell Biology
- Refurbishment to the fabric of the MBC and Whitla buildings

The teaching and research infrastructure in the Ashby, David Keir and Geography buildings is also being refurbished.

THE BUILT ENVIRONMENT

Additionally a number of other smaller projects are on site/planned including: the Student Guidance Centre, 1 College Gardens; the Centre for Climate, the Environment and Chronology (CHRONO), Fitzwilliam Street; the Institute of Lifelong Learning and Graduate Research Centre, College Green; and accommodation for Social Work and Child Care Research, 4-6 College Park East and 6 College Park.



Chrono

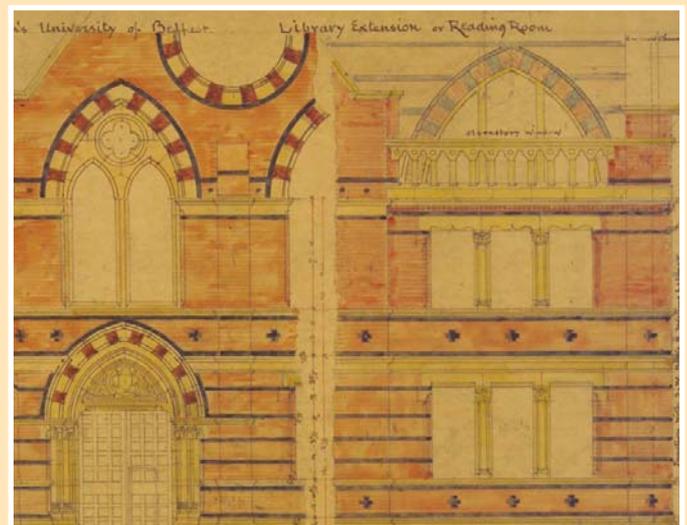
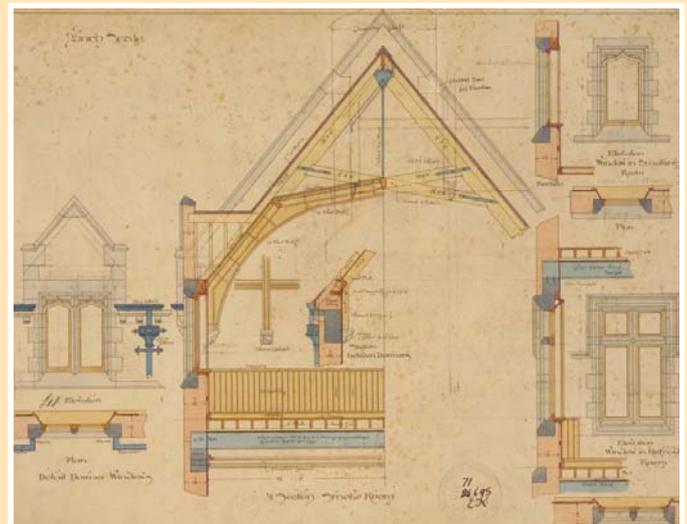


Guidance Centre

Exhibition - Builders, Bricks and Mortarboards: the Architecture of Queen's University 1845-2005

With over 100 listed buildings, Queen's is quite simply an architectural treasure trove. With this in mind, and to encourage the public to take a fresh look at the University's buildings and to appreciate the artistry and craftsmanship that went into their creation, the Estates Department hosted a highly successful exhibition during early Autumn 2005 in the Naughton Gallery and Visitors' Centre.

The exhibition featured over 40 drawings and architectural plans, most of which were on public display for the first time. These included original drawings by Charles Lanyon, W.H. Lynn and Hugh Casson, sourced from the University's archive and art collection and the Estates Department. It was curated by Dawson Stelfox, one of Ireland's leading conservation architects. The drawings charted the changing public face of the University through the history of architectural drawing over the last 160 years - from pencil and wash to blueprints and computer-design, including a scale-model of the new Library. A related series of panels on display at the Queen's Visitors' Centre illustrated the history of architectural trends as reflected in Queen's buildings.



Lynn drawings of the old Library

EMERGENCY PLANNING & BUSINESS CONTINUITY

Preparation Makes Sense!

How quickly the University can get back to business after a terrorist attack, a major fire or flood, or pandemic flu, will depend on the emergency planning and business continuity management put in place beforehand.

Globally, the 9/11 terrorist attacks, the Foot and Mouth outbreak, the Tsunami, the 7/7 London bombings, the Buncefield Fuel Depot incident, and now the prospect of a pandemic flu, demonstrate the importance of being prepared. When you also consider that the number of declared major disasters nearly doubled in the 1990's compared to the previous decade, preparedness becomes an even more critical issue. While every situation is unique, an organisation can be better prepared if it plans carefully and puts emergency procedures and business continuity plans in place.

The University recognises the importance of being prepared. Business Continuity Management (BCM) is the process that identifies potential impacts and threats, and provides a framework for an effective response that will safeguard the institution's interests, reputation, and critical activities. The University's Emergency Planning and Business Continuity Co-ordinator, Maureen Drennan, has begun reviewing and updating the University's Protocols in the Event of a Serious/Major Incident and is assisting staff in all areas of the University to consider emergency situations and develop business continuity plans.

For further information on Emergency Planning and Business Continuity, contact: Maureen Drennan at m.drennan@qub.ac.uk or telephone **9097 1093**.

ARCHITECTURAL HERITAGE TRAIL

To coincide with the exhibition the University launched its architectural heritage trail in September 2005. This is a permanent fixture and provides the opportunity for staff and visitors to take a self-guided 30 minute tour around the main campus. The accompanying tour booklet features a wealth of historical and architectural information about the main campus and the surrounding Stranmillis Road and Elmwood Avenue areas.

Copies of the booklet are available, priced £2, from the Queen's Bookshop, Queen's Visitors' Centre, Belfast Visitor and Convention Bureau and other tourism outlets throughout Northern Ireland.

SUSTAINABILITY

Travel Plan

As part of the phased implementation of the University's Travel Plan, staff were offered free public transport in a joint initiative between Queen's and Translink. The initiative in October 2005 was a huge success with over 440 staff benefiting from free one week travel passes, at an estimated value of £21,000.

To complement this initiative, the University also formally launched its 'Travel to Work Loan Scheme', which offers employees interest-free loans to purchase annual public transport travel cards and/or bicycles for commuting to work. The scheme operates as follows:

- Travel to Work Annual Travel Card Loan - an advanced payment made payable by the University to Translink for the cost of an annual public transport travel card
- Travel to Work Cycle Loan - a retrospective loan towards the cost incurred in purchasing a bicycle and/or bicycle related equipment. (Terms and Conditions apply. Loan(s) must be repaid in full by direct deduction from the employee's salary in 10 equal monthly instalments, commencing one complete calendar month after the date of the issue of the loan).

Car drivers needn't feel left out. The University has a car share database, which can facilitate the searching and matching of colleagues, who may wish to car share as a means of travelling to work. Go to www.qubcarshare.com.

For further details, please contact Adam van Winsum on 9097 1154 or a.vanwinsum@qub.ac.uk

NOTICE TO STAFF

M1/ Westlink Road Works

A major road improvement scheme to widen the M1 motorway and Westlink has begun. This involves the construction of an underpass at Broadway and a partial underpass at the Grosvenor Road junction. The project is expected to take three years to complete and staff, especially those based at the Royal Victoria Hospital, should be aware that there is potential for significant traffic congestion.

DoE Roads Service has advised the public that there may be the need to factor in at least an extra 60-90 minutes for commuting in/around these areas.

In order to mitigate some of the problems and keep the public informed, Roads Service has introduced an email traffic alert system for the Westlink/M1 development, which is available at - www.roadsni.gov.uk/westlinktrafficalert/

ENERGY CONSERVATION

Last year, the University consumed over 73,000,000 kWh of energy at a cost of over £2.9m. This cost is expected to increase considerably this year, due to higher unit prices for both gas and electricity.

Electricity equates to approximately 34% of total energy consumption, but accounts for 59% of total emissions and 72% of total energy cost.

A comprehensive energy audit within the University has shown that 50% of total electricity consumption occurs outside normal working hours. For example:

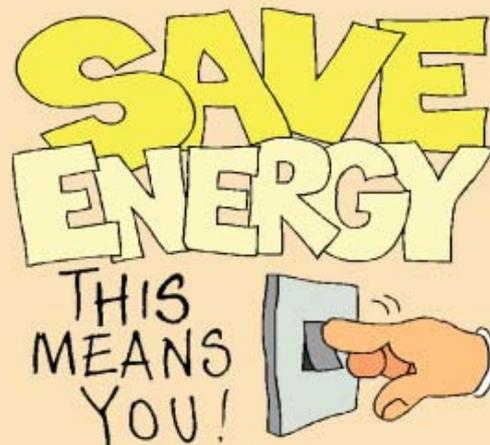
- On a typical weekend, the electricity consumed would be enough to continuously run 750 electric heaters
- On Christmas Day 2004, the electricity consumed was enough to continuously run 500 electric heaters

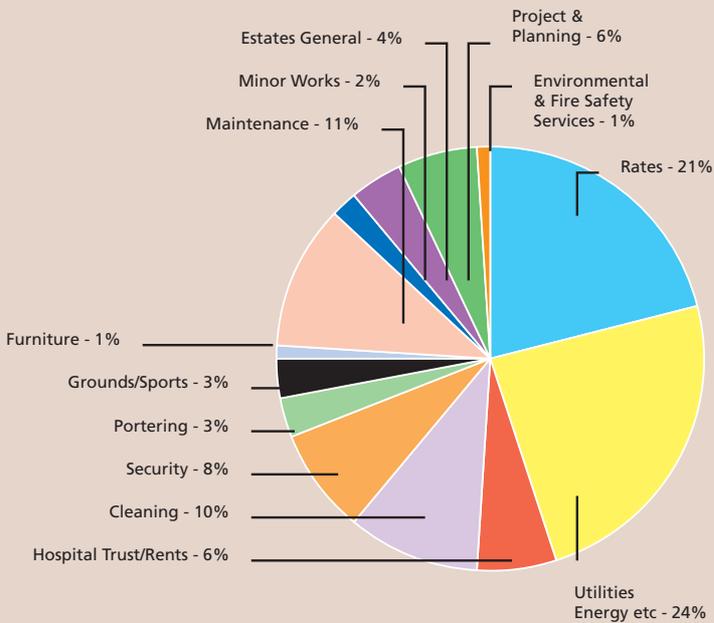
It is estimated that the out-of-hours consumption can be reduced by up to 30% by simply switching off equipment when it is not required. Estates needs everyone's help in reducing energy consumption and the levels of harmful emissions that can pollute our environment.

So how can you 'do your bit'?

- Enable the power down features on your PC - screen savers do not save energy
- Switch off your PC monitor when you are not using it, for example when you go to meetings or for lunch. A monitor uses about two-thirds of a PC's total electricity and, if left on overnight, wastes enough energy to laser print 800 A4 pages
- Switch off office equipment at night. A photocopier left on overnight uses enough energy to make 5,300 photocopies
- Switch off research/ lab equipment when not in use
- Switch off lights if you are leaving the room for longer than 15 minutes - it is a myth that it is cheaper to leave on fluorescent lights than to switch them off
- Switch off lights when you go home - lighting an empty office overnight wastes enough energy to heat water for 1000 cups of coffee
- Maximise the use of natural daylight and switch off lights when daylight is adequate
- Close windows, especially at the end of each day. A window left open overnight wastes enough energy to drive 35 miles in a small car
- Thermostatic radiator valves, where fitted, should be set to a mid position and not left in the fully open position

These simple measures, if implemented collectively, can generate very substantial savings in energy costs and emissions.





	£		£
Rates	3,000,000	Furniture	100,000
Utilities Energy etc	3,449,122	Maintenance	1,651,308
Hospital Trust/Rents	903,962	Minor Works	280,400
Cleaning	1,525,280	Estates General	517,447
Security	1,168,000	Project & Planning	936,951
Portering	422,018	Environmental and Fire Safety Services	172,967
Grounds/Sports	415,877		
		Total	14,543,332

Points of Contact within the Estates Department

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Director of Estates

Gary Jebb

DIVISIONS

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Estates Development

John Nugent

Estates Services

Stephen Welch

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Grainne George Ext 3010

Cleaning Services

Denise Scullion Ext 3146

Energy Efficiency

Energy Manager

Ext 3010/5005

Furniture

Lorraine McCallum Ext 1033

Gardens & Grounds

Gary Mack 90623946

Environmental Manager

Adrian Davis Ext 1198

Travel Plan Co-ordinator

Adam Van Winsum Ext 1154

Maintenance Helpdesk

Ext 5152

Maintenance

Melvin Stewart Ext 5152

Lifts

Jonathan Dennison Ext 3010/5005

Portering & Postal Services

Chris Shannon Ext 3068

Property Management

Roland Carson Ext 3010/5005

Residential Accommodation

(Staff and Postgraduate)

Lorraine McCallum Ext 1033

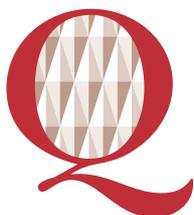
Security

Philip Evans, Ext 5067/3010

Space Management

Roland Carson Ext 5005

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