

estates@Queen's

CAPITAL PROJECTS

The £170m capital development programme is continuing. Phase 1 of the new Library project, including construction of a new **Mathematics building** and a **Computer Centre**, is now complete. Phase 2, the Library building itself, accommodating 1.5m volumes and providing 2,000 reader spaces, is progressing well and scheduled for occupation in September 2009.



Library Site

The current phases of the redevelopment of the **Elms Village**, which saw the demolition of the catered tower blocks in favour of three-storey villas set in a landscaped village environment, was completed in September 2007.

The conversion of the upper floors of 1 College Gardens to create the **Student Guidance Centre**, a one stop centre for student services (Admissions, Income and Student Finance, Accommodation, Careers, Disability Services and Counselling) was completed in summer 2007.

The development of the **Health Sciences campuses**, to accommodate the expansion of the School of Medicine and Dentistry, as well as consolidate Queen's position as a major player in international research, is ongoing. The development programme includes internal refurbishment and the upgrading of services, IT infrastructure and external fabric.

The focus of the ongoing internal refurbishment programme



CCRCB

in the **Medical Biology Centre (MBC)** is on the development of core technology facilities and generic research laboratories. Also designed on this generic principle, the 4,600m² four storey **Centre for Cancer Research and Cell Biology (CCRCB)** was completed in May 2007. The construction of a new **Health Sciences building** on the Lisburn Road, on a site close to the MBC and Whitla buildings, should be complete by March 2009.

The generic principle has also been adopted in the phased



Rooftop Extension DKB

refurbishment of the David Keir Building (DKB). This involves a very substantial reorganisation and rationalisation of space in order to bring Architecture into the building to join Planning and Civil Engineering. Phase 1 was completed in June 2007 and phase 2 is currently on site and includes a rooftop extension to provide additional studio space for the School of Planning, Architecture and Civil Engineering.

TEACHING ACCOMMODATION

Substantial work was carried out during summer 2007 on the **refurbishment of teaching rooms**, including the replacement of furniture and equipment, and realignment of existing teaching space to improve use. Some new teaching accommodation was also created to meet specific needs.

On the Main site the signature project was the development of a technology - rich, flexible, learning and teaching space in the **Peter Froggatt Centre**, based on the principles embodied in the JISC document *Designing Spaces for Effective Learning*. This involved combining three rooms on the third floor into a single flexible space.

On the Health Sciences campuses, the school managed seminar rooms on the ground, first and second floors of the **Whitla Medical building** were upgraded, as was the Anatomy minor lecture theatre in the **MBC**. In **Dunluce Health Centre**, the existing suite of teaching accommodation on the fourth floor was refurbished and a new 60 capacity seminar room created to support medical expansion and in particular the specific needs of **General Practice** teaching.

The second floor of the **Mulhouse** building was refurbished



Room 307, Peter Froggatt Centre

to provide additional office and teaching space. This included the provision of two new seminar rooms, with capacities of 49 and 75, the bigger of which has a folding partition to allow the accommodation to be sub-divided into smaller rooms for tutorial purposes. These rooms replace the teaching accommodation formerly provided in the **Institute of Pathology**, which is now being refurbished as postgraduate research space.

EDUBUILD



Launching Edubuild. From left John Gormley, Director of Information Services pictured with the system developers Brendan Loughlin (Information Services) and John Nugent (Estates) together with Gary Jebb, Director of Estates.

Collaboration between the Estates Department and Information Services has led to the development of an innovative computerised system designed to manage the University's building projects in a more efficient and effective way. EduBuild, which was developed over a three year period and is linked to the University's other core IT systems, provides a high-tech snapshot of each building project in a user-friendly and graphical format. The system allows Estates Managers to track the progress of each project, while also providing a valuable platform for control and reporting.

Every capital project has a number of clearly defined stages, involving planning and feasibility, design, procurement, construction, completion and handover. Each of these stages requires critical documentation - planning permission, building control approval, Health & Safety, and budget profiles.

EduBuild not only provides a central database for this information, but also provides a 'traffic lights' warning system, ensuring that all necessary approvals are in place before a project can progress to the next stage.

ESTATES STRATEGY

The Estates Strategy for the period 2007/17 was published in June 2007. It is designed to support the Corporate Plan and provide a comprehensive framework for accommodation planning for the period. The Strategy recognises that the main drivers for change to the estate arising from the Corporate Plan are the projected increase in postgraduate student numbers and the increase in research activity across the University.

The Strategy is based on the premise that the optimum physical estate, attuned to needs, can be substantially achieved through the improved use of existing accommodation. This will include remodelling, rationalisation and reassignment of space, all of which have been central to estates planning and to the many development projects undertaken in recent years.

EMERGENCY PLANNING AND BUSINESS CONTINUITY

Desk-top exercises were held in January and March 2007 to test the University's Major Incident Plan and Protocols. The exercises were very useful in identifying the need for integrated business continuity plans for those major buildings deemed to be high risk and which are occupied by more than one school. These include the DKB, the Ashby, and the MBC. Integrated plans are now being finalised.

CONCEPT PLAN FOR REDEVELOPMENT OF MALONE OUTDOOR FACILITIES

Queen's aims to become the premier university for sporting opportunities in Ireland – thereby becoming one of the top universities in Europe – and this is to be realised through the new Concept Plan for the Upper Malone site.

The University currently delivers its sports programmes from two major sites. The Physical Education Centre (PEC) provides indoor facilities and it recently underwent a £7m modernisation and expansion programme. The other site is the Dub at Upper Malone, which provides outdoor pitches, courts, and pavilions.

The University is committed to sports development programmes which encourage and nurture students, staff, and the wider community, to become, and stay involved, in the sporting activity of their choice. The modernisation and expansion of the PEC has allowed this commitment to be put into practice in relation to indoor sport, but the University now needs to create a new foundation from which the systematic growth of outdoor sporting provision can flourish and prosper.

A Concept Plan has been developed, with the objective of creating a welcoming and integrated outdoor sports facility that enhances the Upper Malone site, "sells" sport, maximises participation and provides access for all ages and abilities. It will also transform Upper Malone into a superb venue for national and international standard competitive sport and for coaching and training, especially in light of the run-up to the London 2012 Olympics and Paralympics Games.

The Concept Plan will deliver:

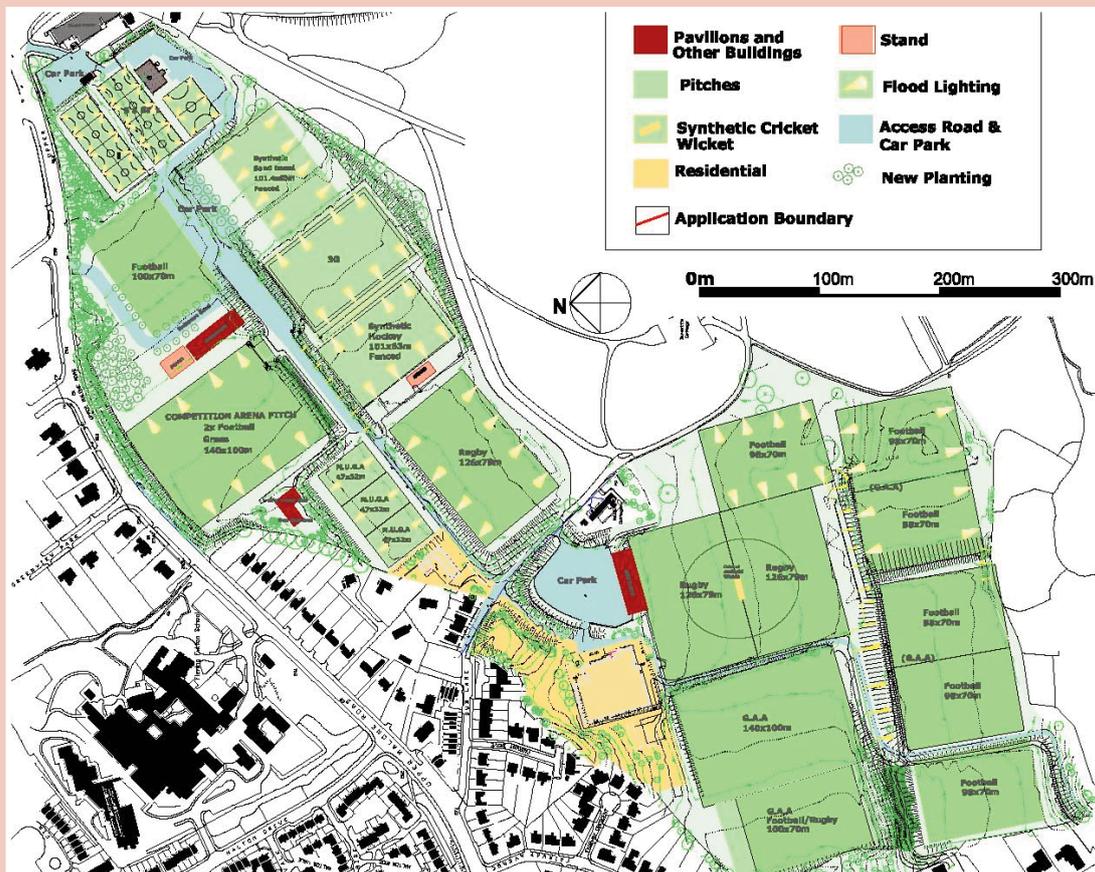
- A new Clubhouse and changing pavilion
- Competition Arena which can cater for prestigious soccer, rugby and gaelic sports events
- Two grandstands



New Hockey Pitch

- Two floodlit synthetic hockey/soccer pitches
- Two floodlit third-generation synthetic training pitches
- Three floodlit multi-use games areas offering, alternatively, six basketball or netball courts, or nine tennis courts
- Eight five-a-side synthetic football pitches
- Fourteen natural turf pitches to accommodate soccer, gaelic sports and rugby, six of which will be floodlit
- New artificial cricket wicket with enhanced outfield
- Three kilometre trim trail catering for walking, running and cycling

The redevelopment will be done in phases with an overall completion date of August 2010. Phase 1 was completed in summer 2007 and saw the replacement of two existing pitches, one of the replacements being a water-based synthetic hockey pitch designed to Federation of International Hockey standards and incorporating state of the art furniture and irrigation system. The other is a FIFA 1 star approved third generation synthetic pitch for football, gaelic, and rugby training.



Concept Plan

ISO14001 Environmental Management System Certification

The Environmental Management System operating within the Estates Department and the Purchasing Office achieved ISO14001 certification in January 2007, following the completion of external certification assessments in September and November 2006.

The University is only one of six universities and colleges within the UK to have achieved this accolade and the first major university to have reached this standard.

Queen's Named as one of the Greenest Universities

The Green League 2007 ranks all 122 British universities, awarding them with a First, 2:1, 2:2, Third, or Fail, based on eight different environmental criteria, both policy and performance-related. It incorporates data never before published in the public domain – obtained in a Freedom of Information request - including the percentage of energy purchased from renewable sources, percentage of waste recycled, and CO2 emissions for each individual institution.

Speaking about Queen's placing, the University's Environmental Manager, Adrian Davis, said: "I am absolutely delighted with our joint fifth position in the league table, especially as the University is the highest placed Russell Group member. It is pleasing to see our collective efforts to date in reducing the University's environmental impact being recognised. There is, however, still much to do and plans are in place to further improve environmental performance by allowing for increased participation in environmental initiatives. It is the Estates Department's aspiration for the University to become best in class in the area of operational environmental sustainability and we need everyone to do their bit to allow this to be achieved."

Waste Recycling Headline Figures

The waste recycling figures for 2006/07 are:

Office Paper	:	approx. 142 tonnes
Cardboard	:	approx. 20.47 tonnes
IT Equipment	:	approx. 27.98 tonnes

Other wastes being recycled include fluorescent tubes and white goods.

Waste Management Centre

The construction of a dedicated waste management centre which will allow increased levels of recycling, including wood, metal and garden waste, is underway.

Sustainable Construction

A sustainability review team has been established within Estates to develop an exemplar brief on sustainable construction, with reference to building/refurbishment projects on campus. This is designed to significantly reduce the environmental impact of both construction activities and the operation of the buildings once they are constructed/refurbished.

Green Purchasing

In conjunction with the Purchasing Office, a new contract for the purchase of office paper, stationery and computer consumables was agreed in May 2007. The contract reflects best practice in 'buying green'. To date, green/ environmental friendly items have constituted approximately 31% of the University's overall spend. A survey of customers by the supplier, Office Depot, found that the average environmental spend was in the range of 8% - 15%.

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