

Minutes of a meeting of the **Estates Development Committee** held on Thursday 24 June 2010

<b>Present</b>	Robert Clegg (Chair)	James Gallagher	Alun Morgan
<b>In Attendance</b>	Sarfraz Arfan (AD CS)	Ralph Devereux (Clerk)	Martin Perryman (Turner & Townsend (T&T))
	John Spindler (VP F&CD)	Rob Trueblood (Capital Project Manager)	
<b>Apologies</b>	Derek O'Toole (Principal)		

**18/09 APOLOGIES, ELIGIBILITY, QUORUM AND DECLARATION OF INTERESTS**

No notice had been received of any member becoming ineligible to hold office. The meeting was quorate and no interests had been declared.

**19/09 MINUTES OF THE LAST MEETING AND REQUESTS FOR URGENT BUSINESS**

- a. The minutes of the last meeting held on 15 March were confirmed and signed.
- b. There were no requests for urgent business.

**20/09 MATTERS ARISING FROM THE MINUTES**

There were no matters arising from the minutes.

**21/09 PROJECT UPDATE**

It had been agreed as imperative that the new Technology Centre at Middleton should be in operation for September 2011 to allow full use for academic year 2011/12; the current scheme was predicated on building completion by that date but incurred programme slippage during RIBA Stages B-C to allow further design iterations to keep the design within the cost envelope, thus delaying completion until Oct 11. It was therefore necessary to telescope the timescale. T&T had produced a comprehensive analysis of the programme with a view to reducing the overall project time with sufficient certainty to allow the corporation to proceed with confidence. The report considered several procurement options and concluded that early contractor input would help meet the target date and sufficient time could be released if an imaginative approach to the procurement process was adopted; 4 alternatives were discussed;

- a. 2 stage D&B;
- b. single stage D&B at "RIBA stage D";
- c. single stage D&B at "RIBA stage E"; and
- d. scope framework.

All were detailed within the document and were fully discussed with particular emphasis on the risk associated with each. The SCAPE framework was seductive since it was based on a prearranged procurement process although there were apparent disadvantages and it was unclear whether the YPLA would agree that route. It was vital that work began on site in early August this year and so time was of the essence, however it was unanimously agreed that expedience should not override VFM. It was agreed that the issue was complex and that examination of the options should be conducted as a matter of urgency outside of the committee, accordingly Jim Gallagher and Alun Morgan undertook to work with T&T to focus the alternatives and to allow the committee to form a solid recommendation to the corporation at the meeting planned for 15 July, the committee would meet on that day before the corporation meeting.

**22/09 URGENT BUSINESS**

There had been no urgent business agreed.

**23/09 DATE OF NEXT MEETING**

The next meeting would be at 1500 on 15 July 2010.