

Secretariat

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The following items arise from the Building and Property Committee meeting of January 29, 2019. They are presented to the Board of Governors for its consideration.

I. FOR ACTION BY THE BOARD OF GOVERNORS**1. Renovation Project related to CERC in Human Pain Genetics Lot 1 [BP18-25]**

Board approval, in principle, is requested to proceed with the Human Pain Genetics (Canada Excellence Research Chairs - CERC) Renovation Project at the Lyman Duff Medical Building. The Lyman Duff Medical Building houses labs and facilities for several departments, including the Sheldon Biotechnology Centre located in its Gatehouse. The renovation project stems from McGill's desire to bring together researchers from different disciplines into a single location dedicated to pain research. Researchers from McGill University, including the Canada Excellence Research Chair (CERC) Dr. Luda Diatchenko, will move to the new labs, along with new researchers who will be recruited in the future. In addition to areas dedicated to basic research, the project includes office and administrative space, whereby the facilities will also allow researchers from other departments to make use of these facilities occasionally.

The construction of the project is divided into two work packages (lots). At this time, approval is also requested for fees associated with the completion of:

- Construction phase of Lot 1 (which consists of interior demolition work)
- Design phase for Lot 2

In February 2016, the Vice-Principal (Administration and Finance) approved a budget of \$1,130,500 in order to start the design phase. Based on tender results, the funding requested to proceed with the construction phase of Lot 1 and complete the design phase of Lot 2 is \$1,834,420.

The project will be funded by an award received through the *Programme de soutien à la recherche, volet 2: Soutien au financement d'infrastructures de recherche* (PSRv2) of the *Ministère de l'Économie, de la Science et de l'Industrie* (MESI) (for a total contribution of \$9.2M) as well as McGill contributions from the Deferred Maintenance Fund.

Be it resolved that the Board of Governors, on the recommendation of the Building and Property Committee, approve, in principle, the Human Pain Genetics (CERC) Renovation Project with a total budget of \$15,000,000, subject to approval of each lot when tender results are available.

Be it resolved that the Board of Governors, on the recommendation of the Building and Property Committee, approve funding for design completion and to proceed with Lot 1 of the Human Pain Genetics (CERC) Renovation project at the Lyman Duff Medical Building (project 14-176), at an amount of \$1,834,420, to bring the total project budget funded thus far to \$2,964,920.

Be it further resolved that the Board of Governors authorize the Vice-Principal (Administration and Finance) or the Associate Vice-Principal (Facilities Management and Ancillary Services) to sign contracts pertaining to this project on behalf of The Royal Institution for the Advancement of Learning / McGill University, provided that the total amount of the contracts does not exceed the total budget amount, and that the contracts are reviewed by Legal Services.

II. FOR THE INFORMATION OF THE BOARD OF GOVERNORS

1. Leacock Terrace Amphitheater: New Strategy & Design Budget [BP18-24]

In June 2018, funding to complete the design of the overall project and proceed with the construction of Lot 1 was approved by the Executive Committee. Lot 1 was cancelled as appropriate spaces could not be secured to relocate impacted classrooms. Suitable swing space has now been identified and in order to minimize the delays Lots 1 and 2 have been merged and all work will be tendered as one package. An increase in the budget is requested in order to complete design, proceed to tender, and cover costs associated with permit requests as well as to secure and fit-out alternate spaces for classrooms 219 and 26 of the Leacock building.

The Building and Property Committee approved an increase in the project-specific funding for the design and related indirect costs of Leacock Terrace Infrastructure and Amphitheatre Renovations by \$2,194,800, from \$862,000 to \$3,056,800.

2. Update on Lease Relocation Strategy [BP18-21]

The Committee received an update on the Lease Relocation Strategy. A summary of different strategies being explored to consolidate leases and reduce the University's lease obligations was presented for information. This report was a follow-up to three previous reports regarding the lease reduction strategy, which were submitted to the Committee on June 7, September 11 and December 7, 2018 respectively.

3. Reports

The Committee received the following updates and reports for information:

- Annual Report from the Senate Committee on Physical Development
- Update on Board Approval of BPC Items
- Report and Review of Major Construction Projects With Financial Summary

END: February 2019