The following items arise from the Building and Property Committee (BPC) meeting of April 11, 2019. They are presented to the Board of Governors for its consideration.

I. FOR ACTION BY THE BOARD OF GOVERNORS

1. Extension for Disposition of Property at Macdonald Campus: [BP18-35]

Brittain Hall

Board approval is sought to extend the deadline for the sale of Brittain Hall and the land upon which it stands to John Abbott College (JAC) by an additional six months (to October 26, 2019). Recall that in October 2018, the Executive Committee approved to extend the deadline for the sale of Brittain Hall by an additional 6 months (to April 26, 2019). Because JAC has not yet received governmental authorization for their planned project at the Brittain Hall site, the sale could not be executed within this extended 6-month timeframe and requires an additional 6 months to October 26, 2019.

Be it resolved that the Board of Governors, on the recommendation of the Building and Property Committee, approve to extend by 6 months, to October 26, 2019, the timeframe for the sale of Brittain Hall and the land on which it stands to John Abbott College.

2. Leacock Terrace Infrastructure & Amphitheatre [BP18-37]

Board approval is sought to proceed with the Leacock Terrace Infrastructure and Amphitheatre. The scope of work includes:

- Structural repairs to concrete slabs, foundation (including waterproofing improvements), columns, and concrete envelope
- Replacement of the curtain wall (which no longer conforms to building codes)
- Replacement of the upper staircase
- Upgrades to mechanical system
- Landscaping improvements

At its meeting of January 29, 2019, the BPC approved a request to complete design, proceed to tender for this project at a cost of $2,194,800. At this time, based on tender results, the request to the Board is to proceed with project at a cost of $14,346,611, bringing the total project budget to $17,403,511. The project will be mainly funded through the Deferred Maintenance fund with additional funds coming from Bond proceeds.
Be it resolved that the Board of Governors, on the recommendation of the Building and Property Committee, approve the Leacock Terrace Infrastructure and Amphitheatre (Project 15-056), at a cost of $14,346,611, bringing the total budget for this project to $17,403,511.

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.

3. **Stewart Biology Redevelopment: Phase I West Wing**

The Stewart Biology Redevelopment project has been proceeding in stages. It has four main work packages and, at this time, approval is being sought for Lot 3.

In summary:

- Lot 1: Selective Demolition and partial asbestos removal (done)
- Lot 2: Complete demolition and Decontamination (done)
- Lot 3: Base building (shell, new mechanical room, infrastructure) Planned to start by April 29, 2019 with completion Summer 2020
- Lot 4: Fit-out of interior spaces: planned for fall 2020 to fall 2021

In July 2017, the Executive Committee of the Board of Governors approved to proceed with Lot 1 of the project, selective demolition and partial asbestos removal, at a cost of $1,781,200, to bring the total amount committed to this project to $10.3 million.

In March 2018, the Executive Committee of the Board of Governors approved to proceed with Lot 2 of the project, complete demolition and asbestos removal, at a total cost of $13,595,700 bringing the total amount committed to this project to $23.9 million.

In July 2018, tenders received for Lot 3 of the project were 35% over the estimated construction price. As a result, based on consultation with the Committee, the tender for Lot 3 was cancelled in favour or redefining the work packages in at least two (2) smaller work packages.

The scope of work for Lot 3 of this project includes:

- New structural fireproofing of the structure
- Replacement of electrical and mechanical systems
- Replacement of exterior windows
- Repair of the exterior envelope
The project will be funded in part by the Government of Canada’s Post-Secondary Institutions Strategic Investment Fund (“SIF”), as well as by the operating fund and bond proceeds.

*Be it resolved that the Board of Governors, on the recommendation of the Building and Property Committee, approve Lot 3 of 4 of the Redevelopment of the West Wing of the Stewart Biology Building (Project 14- 125) at a cost of $59,257,101, bringing the total project budget to $126,164,496.*

*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. **Bensadoun School of Retail Management: Bronfman Building**

   The BPC authorized funding to proceed with the completion of the Bensadoun School of Retail Management project. The funding supports the completion of the interior construction work related to the following:
   - Retail innovation lab
   - Classroom and student study space
   - Academic and Administrative office space and meeting rooms

   More specifically, based on tender results, the Committee authorized $2,556,868 to complete the project, bringing the total cost of the project is $6,245,768. The majority of the project has been funded through a visionary gift from the Bensadoun Family Foundation. The Desautels Faculty of Management has also secured additional donations that will be used to complete this project.

2. **McGill University Master Plan**

   The BPC received a presentation on the McGill University Master Plan, a principled framework to guide the development of McGill’s campuses in support of the University’s mission and priorities. The BPC will receive, for information, the financial plan for the first phase (5 years), which the Finance Committee endorsed at its meeting of April 16. It is anticipated that the Master Plan will be presented to the Board for consideration at its meeting on May 23, 2019.
3. **Update on the Royal Victoria Hospital Redevelopment Project** [BP18-32]

The BPC received an update on the Royal Victoria Hospital (RVH) Redevelopment Project, including the impact of the Government of Quebec’s revised funding formula for universities. The revised formula will decrease government contributions towards new infrastructure projects by the university’s proportion of deregulated international students among Quebec institutions. Accordingly, government contributions to the RVH project can be expected to decrease by approximately 16%. This would result in the Quebec government’s contribution to decrease from $460 to $420 million. Confirmation of funding from the Government of Quebec is not expected before the 2020-2012 provincial budget. The University’s contribution to the project remains at $150 million.

4. **Update on Financing Plan for Deferred Maintenance and IT Initiatives:** [BP18-33]

**Adjustment of Bond Allocation**

The BPC was informed of a reallocation of bond proceeds for deferred maintenance and IT initiatives. Previously, the spending allocation was set at $300 million for deferred maintenance and $100 million for IT initiatives. Moving forward, $250 million will be allocated for deferred maintenance projects, and $150 million for IT initiatives. This adjustment takes into account increased funds needed to address deferred maintenance needs in the area of IT and the availability of increased government funding for deferred maintenance in the area of construction and renovation projects.

5. **Reports**

The Committee received the following updates and reports for information:

- Update on Board Approval of BPC Items
- Update on Lease Relocation Strategy
- Report and Review of Major Construction Projects With Financial Summary

**END**

April 2019