



**Report of the Building and Property
Committee GD20-40**

Board of Governors Meeting of February 11, 2021

Secretariat
845 Sherbrooke St. West, room 313
Montreal, QC, H3A 0G4
Tel: (514) 398-3948 | Fax: (514) 398-4758

The following items arise from the Building and Property Committee (BPC) meeting of January 26, 2021. They are presented to the Board of Governors for its consideration.

I. FOR APPROVAL BY THE BOARD OF GOVERNORS

2. Stewart Biology West Wing Redevelopment Project: Lot 4 of 4 [BP20-40]

The Building and Property Committee considered a request to proceed with Lot 4 of 4 of the redevelopment of the West Wing of the Stewart Biology Building, involving the fit-out of the interior spaces.

The Stewart Biology Building, constructed between 1964 and 1966, is one of the largest buildings on campus. A total of 25,527 gross m² (gsm) is divided between three wings which are linked via an underground pedestrian tunnel to the McIntyre Medical Sciences Building. The West and South Wings are connected by an underground space and by a fourth-floor walkway, and the West and North Wings are connected by a central elevator bank. The building is also connected to the Life Sciences Complex via a walkway of the fifth level of the North Block. It houses two of the larger teaching spaces on campus as well as teaching labs, offices and research labs of the Departments of Psychology and Biology.

The scope of the redevelopment of the West Wing of the Stewart Biology Building includes complete asbestos removal, new fireproofing of the structure, full interior renovation, reorganization of the interior vertical circulations, complete replacement of electrical and mechanical systems, construction of a new mechanical penthouse, construction of a new electrical room, replacement of exterior windows and repair of the exterior envelope.

In April 2019, the BPC and subsequently the Board of Governors approved to proceed with Lot 3 (mainly consisting of the installation of base building services and of the construction of the new electrical and mechanical room), at a total cost of \$59,257,101 bringing the total amount committed to this project thus far to \$83,133,995.

The funding requested to proceed with Lot 4 of 4 is \$43 million, based on tender results, which would bring the total project budget funded to \$126,133,995, including taxes, rebates, soft costs and contingencies. The project is being funded in part by the Government of Canada’s Post-Secondary Institutions Strategic Investment Fund (SIF), as well as by

bond proceeds and by the *Ministère de l'Enseignement supérieur* (MES), in the form of capital allocations for deferred maintenance projects.

The construction of Lot 4 (involving the fit-out of floors) is planned to begin in June 2021, with substantial completion anticipated for the Summer 2022.

By resolution, the Committee recommended to the Board of Governors to approve to proceed with Lot 4 of the redevelopment of the West Wing of the Stewart Biology Building at a cost of up to \$43 million, as presented below.

Be it resolved that the Board of Governors, on the recommendation of the Building and Property Committee, approve Lot 4 of 4 of the Redevelopment of the West Wing of the Stewart Biology Building (Project 14-125) at a cost of up to \$43 million, to bring the total funded budget to this project to \$126,133,995.

Be it further resolved that the Board of Governors approve that the Vice-Principal (Administration and Finance) or the Associate Vice-Principal (Facilities Management and Ancillary Services) or the Director, Project Management, be authorized 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. Update on the New Vic Project

[BP20-36]

The Building and Property Committee received an update on the New Vic Project. The Committee was informed that a decision from the provincial government concerning the Project's *Dossier d'opportunité* (DO) was expected in the next few weeks. It was noted that the *Société québécoise des infrastructures* (SQI) had completed and submitted to the government the DO of the whole site.

The BPC was also informed of the latest developments of the project, including that public consultations with the community were underway.

2. Update on the Fiat Lux Library Project

[BP20-37]

The Building and Property Committee received an update on the latest developments of the Fiat Lux Library Project.

The Committee was informed that the *Fiche d'avant projet* had been presented to the *Conseil des Ministres* on January 20, 2021 and that the file was being evaluated by the government. A positive decision by the Quebec government to proceed to the next phase of the project, involving the development of the *Dossier d'affaires*, was expected shortly.

The Board of Governors will receive a presentation on the Fiat Lux Project later this year when programming information and design plans are available.

3. Update on Possible Federal Funding for Construction and Renovation Projects [BP20-38]

The Building and Property Committee received an update on possible federal funding for construction and renovation projects. In the Summer 2020, the *Ministère l'Enseignement supérieur* (MES) had asked each university to prioritize 5 construction and renovation projects, which met the government criteria for funding. The list was submitted by McGill to the MES on August 3, 2020. On October 23, 2020, the MES informed the University that it was being considered for federal funding of up to \$12,729,400. The University was asked to select from among the five submitted projects those that could be carried out in accordance with program requirements and within the maximum budget allocation. The two selected projects were submitted to the MES on October 27, 2020.

The Committee was informed that the federal and provincial governments had reached an agreement on the funding in January 2021, noting that because of the delay in receiving confirmation from the federal government on the funding, the two projects that had been previously selected would no longer meet all eligibility criteria. It was noted that the University would select other projects that would be eligible to be submitted in order to benefit from the federal funding of up to \$12,729,400.

The Building and Property Committee will be kept informed of any new developments in this file and on the projects selected.

4. Report and Review of Major Construction Projects with Financial Summary [BP20-41]

The Building and Property Committee received a report on major construction and renovation projects, including a financial summary of capital projects funded by proceeds of the \$190 million bond allocation.

It was noted that as of December 31, 2020, a total of \$105,584,652 of the bond had been spent on the listed capital projects.

5. Other Updates and Reports

The Committee received the following updates and reports for information:

- Annual Report from the Senate Committee on Physical Development [BP20-35]
- Creation of a Designated Projects Development Unit [BP20-42]
Under Administration and Finance
- Update on Board Approval of BPC Items

END

February 2021