



**Report of the Building and Property  
Committee GD20-11**

Board of Governors Meeting of October 1, 2020

**Secretariat**

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The following items arise from the Building and Property Committee (BPC) meetings of September 9 and September 29, 2020. They are presented to the Board of Governors for its consideration.

**I. FOR ACTION BY THE BOARD OF GOVERNORS**

**1. Construction and Renovation Project: Centennial Centre at Macdonald Campus**  
[BP20-09]

The Building and Property Committee considered the request to proceed with the construction phase of the project at the Centennial Centre at Macdonald Campus involving deferred maintenance work. The funding required at this time is \$10,815,644 based on tender results, and the total budget is \$12,428,190. The project will be funded by the *Ministère de l'Enseignement supérieur* (MES) in the form of capital allocations for deferred maintenance projects and by the Macdonald Campus Students' Society (MCSS).

Built in the post-Expo 67 flurry of centennial projects, the Centennial Centre is the centre of student services and organizations on McGill's Macdonald Campus. It houses, among other things, Student Services, the offices of the Macdonald Campus Students' Society and the Robber's Roost Bookstore.

On September 10, 2019, the BPC approved to proceed with design-phase work at a budget of \$1,612,545. The construction phase is planned to begin in October 2020 and completion of the project is anticipated in the Fall 2021.

The Committee recommended that the Board of Governors approve to proceed with the construction phase of this project.

*Be it resolved that the Board of Governors, on the recommendation of the Building and Property Committee, approve Project 17-120: Centennial Centre – Deferred Maintenance Work at a cost of \$10,815,644 to bring the total project budget for this project to \$12,428,190.*

*Be it further resolved that the Board of Governors authorize the Vice-Principal (Administration and Finance), the Associate Vice-Principal (Facilities Management and Ancillary Services) or the Director, Project Management, to sign contracts and any other agreements relating 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.*

**2. Functional Programming and Design Phase of the Fiat Lux Library Project:**

*Dossier d'affaires*

[BP20-06 & BP20-15]

The University has developed a bold vision to transform the McGill Library into a cutting-edge nexus for teaching, learning and research in the digital age. This transformation involves the expansion, renovation and modernization of the McLennan-Redpath Library Complex into one that meets the new and changing space and service needs of current and future community members. The Fiat Lux as a key element of the McGill University Master Plan's real estate strategy, and a major transformative intervention of the Lower Campus neighborhood.

The Building and Property Committee considered a request to proceed to the functional programming and design phase of the Fiat Lux Library Project, which, upon consultation with the *Ministère de l'Enseignement supérieur* (MES), would involve the development of the project's *Dossier d'affaires*.

In December 2019, the Building and Property Committee approved to proceed with preliminary planning work related to the design of the Fiat Lux Library Project with a total budget of up to \$2,500,000. This work involved, among other things, the launch of calls for tenders (CFTs) for professionals whose mandate included development of planning parameters (e.g., budget, timeline, cash flow).

During the preliminary planning stage, and in accordance with the *Directive sur la gestion des projets majeurs d'infrastructure publique*, the MES prepared and submitted, with McGill's input, a *Mémoire/ Fiche d'avant projet* to the *Conseil des ministres* for authorization that the project proceed directly with the development of a *Dossier d'affaires* (bypassing the *Dossier d'opportunité* stage, reducing its timeline and simplifying its design and project management process).

It is anticipated that the *Conseil des ministres* will approve the *Fiche* and authorize that the University proceed with the *Dossier d'affaires*.

The cost of the preliminary planning stage approved by the BPC in December 2019 was \$1,874,979. The cost estimate to complete the proposed programming and design phase is \$15,470,788, to be funded by McGill University's operating budget and private donations. This would bring the total funding committed to design-stage work so far to \$17,345,767.

The total budget for the Fiat Lux Library Project has been set at \$200 million to be funded in part by McGill and by private donations including a major gift. McGill's contribution has been set at \$143 million, and donations at \$57 million.

The Committee recommended that the Board of Governors approve to proceed with the functional programming and design stage of the Fiat Lux Library Project, supporting the development of a *Dossier d'affaires*.

*Be it resolved that the Board of Governors, on the recommendation of Building and Property Committee, approve, subject to the approval of the Quebec government, to proceed with the functional programming and design stage of the Fiat Lux Library Project, supporting the development of a Dossier d'affaires with a budget of \$15,470,788, bringing the total amount committed to date on design stage-related work to \$17,345,767, and with the understanding that the full project is subject to Board approval at a later time at a total project cost of \$200 million maximum.*

*Be it further resolved that the Board of Governors authorize the Vice-Principal (Administration and Finance) or the Executive Director, Fiat Lux Library Project, to sign any and all documents as may be necessary to carry out the functional programming and design stage-related activities up to and including the development of the Dossier d'affaires, on behalf of The Royal Institution for the Advancement of Learning/McGill University, provided that such documents are reviewed by Legal Services, as necessary.*

## **II. FOR THE INFORMATION OF THE BOARD OF GOVERNORS**

### **1. Design Budgets for Upcoming Projects at Macdonald Campus**

The Building and Property Committee approved the design budgets of four construction and renovation projects at the Macdonald Campus. Approvals granted included:

**a. Summerby and Raymond Greenhouses** [BP20-10]

The BPC approved additional design phase-related work at a budget of \$1,279,135 in order to complete the design phase and proceed to tender for the project concerning the replacement of the Summerby and Raymond Greenhouses. The total project budget is estimated at \$15 million to be funded through the proceeds of the bond and the *Ministère de l'Enseignement supérieur* (MES) in the form of capital allocations for deferred maintenance projects.

**b. Raymond Building** [BP20-11]

The BPC approved additional design phase-related work at a budget of \$1,426,941 in order to complete the design phase and proceed to tender for the project at the Raymond Building. The total project budget is estimated at \$22.2 million, to be funded by the *Ministère de l'Enseignement supérieur* (MES) in the form of capital allocations for deferred maintenance projects.

**c. Barton Building** [BP20-12]

The BPC approved additional design phase-related work at a budget of \$942,572 in order to complete the design phase and proceed to tender for the project at the Barton Building. The total project budget is estimated at \$9.4 million, to be funded by the *Ministère de l'Enseignement supérieur* (MES) in the form of capital allocations for deferred maintenance projects.

**d. Macdonald-Stewart Building** [BP20-13]

The BPC approved additional design phase-related work at a budget of \$1,034,876 in order to complete the design phase and proceed to tender for the project at the Macdonald-Stewart Building. The total project budget is estimated at \$22.1 million to be funded by the *Ministère de l'Enseignement supérieur* (MES) in the form of capital allocations for deferred maintenance projects.

**2. Update on the New Vic Project** [BP20-04]

The Building and Property Committee received an update on the latest developments on the New Vic Project. It was informed that, further to the Executive Committee's approval, the project's *Dossier d'opportunité* (DO) was submitted to the *Société québécoise des infrastructures* (SQI) and the *Ministère de l'Enseignement supérieur* (MES) on September 1, 2020.

**3. Update on the Book Storage Facility** [BP20-07]

The Building and Property Committee received an update on the book storage facility, which will house a significant portion of the McGill Library collections. It was informed that the University was proceeding with the acquisition of a suitable facility to house the collection and the automated storage and retrieval equipment.

**4. Possible Federal Funding for Construction and Renovation Projects** [BP20-08]

The Committee received an update on possible federal funding for construction and renovation projects. It was informed that in July 2020, the *Ministère de l'Enseignement supérieur* (MES) announced that federal financing would be made available to Quebec

educational institutions in response to the COVID-19 health and economic crisis. In response to a request by the MES, in August 2020, the University submitted a list of five construction and renovation projects that meet the government criteria. A response from the government is anticipated.

**5. Update on Property Acquisition**

The Building and Property Committee received an update on the possible acquisition of a property. It was noted that the University was discussing the file with the provincial government; however, in light of the COVID-19 pandemic and market uncertainty, government approval of the acquisition had been delayed.

**6. Report and Review of Major Construction Projects with Financial Summary**

[BP20-14]

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 and a cash flow summary of all projects, showing the adjusted 5 to 10 year spending forecast for all projects organized by funding source.

**7. Building and Property Committee Orientation Package**

[BP20-02]

The Committee received an orientation package for the 2020-2021 governance year, containing updated reference documents for the Committee's information.

**8. Updates and Reports**

The Committee received the following updates and reports for information:

- Quarterly Report on Purchases, Leases, and Construction Project between \$1 million and \$6 million
- Update on Board Approval of BPC Items

**END**

**October 2020**