



Report of the Building and Property Committee GD20-69

Board of Governors Meeting of May 20, 2021

Secretariat

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The following items arise from the Building and Property Committee (BPC) meeting of May 13, 2021. They are presented to the Board of Governors for information.

I. FOR THE INFORMATION OF THE BOARD OF GOVERNORS

1. Presentation on Upcoming Project: Powell Building: [BP20-69]

The Building and Property Committee received a presentation, for information, on an upcoming project that will involve the development of a new pavilion on the Powell site.

The development of a new pavilion on the strategically located Powell site is an integral part of McGill University Master Plan's real estate strategy. Located at the very nexus of Lower Campus West and Upper Campus West, the new Pavilion promises to create new campus spaces for research, teaching and student life, which will have positive impacts on other campus buildings, namely the Strathcona Anatomy and Dentistry Building and the Genome Building. The new Pavilion is projected to become a hub for interdisciplinary research, with an objective to host infrastructure-intensive 'wet' teaching laboratories.

It was noted that the next steps of the project included determining the cost project and the required activities and reports in order to submit a '*fiche d'avant-projet*' for government authorization to proceed with the preparation of the *Dossier d'opportunité*.

2. Report and Review of Major Construction Projects with Financial Summary [BP20-70]

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

The Committee also received an update on the Financing Plan for Deferred Maintenance and IT Initiatives. It was informed that the spending allocation of the bond was recently reviewed in light of projected expenditures. In particular, the IT allocation would be reduced to \$140M from \$210M thereby increasing the deferred maintenance (DM) allocation to \$260M from \$190M. The revised allocation more accurately reflects and aligns with the annual spend rate on IT projects in comparison to the DM spend rate on capital projects, even after considering the increase in the government's capital funding.

It was noted that the new allocation would be reflected in future financial summaries. As of February 28, 2021, a total of \$105,124,796 of the \$190M bond allocation had been spent on the listed capital projects.

3. **Update on Delegation of Authority under the Act respecting Contracting by Public Bodies** [BP20-65]

The Building and Property Committee received an update on the delegation of the Board's authority as Chief Executive Officer of the University under the *Act respecting Contracting by Public Bodies* (the "Act").

The Act establishes the conditions under which the University, as a public body under the Act, may enter into construction, supply and service contracts. Under the Act, the Board of Governors is designated as the Chief Executive Officer; however, the Act allows the Chief Executive Officer to delegate, by resolution, all or part of its authorities under the Act to a member of the senior administrative personnel of the University.

At its meeting of October 5, 2017, the Board of Governors, on the recommendation of the Building and Property Committee, approved to delegate respectively to, (1) the Vice-Principal (Administration and Finance) or (2) the Associate Vice-Principal (Facilities Management and Ancillary Services), without authority to sub-delegate, the authority, responsibility and functions conferred on the Board of Governors as Chief Executive Officer under the Act. The Board also approved that the delegation remain in force until April 30, 2021.

At its meeting on February 11, 2021, the Board of Governors approved revisions to the [Policy on the Approval of Contracts and Designation of Signing Authority](#) effective May 1st, 2021. The Committee was informed that these revisions included provisions relating to the above-mentioned delegations under the Act and that in light of these revisions to the Policy, the stand-alone delegation by way of resolution was no longer necessary.

4. **Other Updates and Reports**

The Committee received the following updates for information:

- Update on the Fiat Lux Library Project [BP20-63]
- Update on Board Approval of BPC Items [BP20-64]
- Update on Possible Federal Funding for Construction and Renovation Projects

END

May 2021