

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 meeting of April 9, 2018. They are presented to the Board of Governors for its consideration.

I. FOR APPROVAL BY THE BOARD OF GOVERNORS**1. University Centre HVAC Replacement Lot 2** [BP17-32]

The Committee recommends to proceed with Lot 2 of the electro-mechanical infrastructure upgrade of the University Centre Building, which consists of the construction phase. The Board of Governors approved Lot 1 of the project, the pre-purchase of mechanical and electrical equipment, at its February 15, 2018 meeting.

There have been no major building upgrades to the University Centre since the year of its construction in 1965. The building's heating, ventilation, and air-conditioning (HVAC) system has become obsolete, and the building's infrastructure systems have become difficult to maintain, as replacement parts are no longer available. Following University-wide inspections in 2015, it was noted that the building's electrical distribution was also obsolete. The project was then postponed to 2018 in an effort to accommodate various logistical constraints involving the relocation of the building's occupants and the communication of notices to its first-floor food services concessions.

As part of the overall project, the University will be:

- Replacing the HVAC systems and peripheral heating
- Replacing electrical entrance/distribution
- Replacing the telecommunication distribution within the building
- Correcting various code non-compliance issues with respect to the location where existing infrastructure is distributed
- Upgrading fire alarms
- Replacing the main entrance foot grilles and installing a pan
- Performing asbestos abatement in all zones affected by the construction

Construction of the project is planned to start in April 2018, and completion is planned for winter 2019. The funding for Lot 2 is \$9,419,200 based on tender results, and the total project budget is valued at \$12,431,000. The project will be mainly funded through the proceeds of the bond.

Be it resolved that the Board of Governors, on the recommendation of the Building and Property Committee, approve Lot 2 of the electromechanical infrastructure upgrade of the University Centre Building (Project 12-231), at a cost of \$9,419,200, to bring the total project budget to \$12,431,000.

Be it further resolved that the Board of Governors authorize that 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.

2. Macdonald Engineering Building Masonry Repair and Restoration Lot 2 [BP17-33]

The Committee recommends to proceed with the construction of Lot 2 for the masonry restoration of the Macdonald Engineering Building, which addresses the remaining Macdonald and Electrical wings. The Executive Committee of the Board of Governors approved Lot 1 of the project, which addressed the Workman wing and roof as well as part of the Macdonald wing, at its March 30, 2017 meeting.

The Macdonald Engineering Building comprises three wings: Macdonald, Workman and Electrical. The Macdonald and Workman Wings were built in 1893. The Electrical Wing was built and attached to the Building in 1926. The Building is still home to the Faculty of Engineering and has undergone several interventions over the years. The poor condition of the Building's masonry was detected during one such intervention in 2013 involving the replacement of a roof. This led to extensive investigations to evaluate the masonry between 2014 and 2015. Following this, a detailed report was produced recommending the restoration and repair of the Building's masonry. The project consists of interventions intended to restore and preserve the exterior envelope of the building, including the full reconstruction of walls and gables, the reinstallation or stabilization of stones, the replacement of mortar joints and the restoration and stabilization of projecting elements. This project also involves replacing the roofs of the Workman and Electrical Wings. These roofs are decaying due to inefficient rainwater management which is also a cause of masonry's water saturation and poor condition.

Construction of Lot 1 started in April 2017 and is planned to be completed in April 2018. Construction of Lot 2 is expected to start in May 2018, and substantial completion planned for winter 2019. The funding for Lot 2 is \$3,672,800 based on tender results, and the total project budget is valued at \$10,536,120. The project will be mainly funded through the proceeds of the bond, with a small portion funded through the deferred maintenance allocation.

Be it resolved that the Board of Governors, on the recommendation of the Building and Property Committee, approve Lot 2 of the Macdonald Engineering Building Masonry Repair and Restoration (Project 13-064), at a cost of \$3,672,800, to bring the total budget of this project to \$10,536,120.

Be it further resolved that the Board of Governors authorize that 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. Continuation of Lease Agreement at 2001 McGill College – [BP17-31] School of Communication Sciences and Disorders

The Committee approved a recommendation for the continuation of a ten-year lease through years 6 to 10 at 2001 McGill College for the School of Communication Sciences and Disorders. In 2013, the Building and Property Committee approved a 10-year lease, with a one-time option to cancel after 5 years. At the time, the Committee was informed that the University would exercise this option should a permanent location be identified for the School by end of year 5, and requested a recommendation for the lease's continuation or cancellation prior to the deadline to issue a cancellation notice, which was April 30, 2018. The Committee approved to continue the current lease as finding permanent location for the School will take more time.

4. Reports

The Committee received the following updates and reports for information:

- Report and Review of Major Construction Projects with Financial Summary
- Update on Student Residences
- Report on University Lease Agreements
- Stacking Plan – Units in 680 Sherbrooke

END
April 2018