



Report of the Building and Property Committee GD21-49

Board of Governors Meeting of February 10, 2022

Secretariat

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The following items arise from the Building and Property Committee (BPC) meeting of January 25, 2022 and February 2, 2022. They are presented to the Board of Governors for its consideration.

I. FOR APPROVAL BY THE BOARD OF GOVERNORS

1. Replacement of the Raymond and Summerby Greenhouses [BP21-29, BP21-32]

The Board of Governors, on the recommendation of the Building and Property Committee, is asked to approve a project supporting the replacement of Summerby and Raymond Greenhouses at a cost of \$21,158,101 to bring the total project budget for this project to \$23,437,229.

The Summerby and Raymond teaching greenhouses at Macdonald campus are integral to the academic functions of the University's Plant Science department. Both greenhouses are old and obsolete, and in urgent need of repair. In 2015, an external audit of the buildings that make up both McGill's downtown and Macdonald campuses was conducted resulting in the development of a detailed list (referred to as the VFA list) of recommended deferred maintenance repairs per building. Based on the extent of the recommended deferred maintenance repairs for both greenhouses, it was decided to replace them entirely.

In early 2022, the project team engaged in a value engineering exercise in collaboration with the Faculty of Agricultural and Environmental Sciences to identify areas of the project that could either be removed or modified in an attempt to reduce costs without negatively impacting the related research mission. Consequently, a number of impactful modifications were made to lower the overall project budget. In addition, discussions are in progress to have the construction recognized by the *Ministère de l'Enseignement supérieur* (MES). Based on current information, the University has reason to believe that the MES would recognize approximately 95% of the costs related to the project, be able to have approximately 95% of the cost. Formal approval from the MES is pending.

Tender for construction opened on January 21, 2022 and the costs are higher than anticipated given current market conditions. In light of the criticality of the project for the Macdonald Campus, approval is recommended. The start of construction is planned for April 2022 and is anticipated to take approximately 16 months to complete.

The recommendation is presented for approval by the Board, as follows:

Be it resolved that the Building and Property Committee, on the recommendation of the Vice-Principal (Administration and Finance), recommend that the Board of Governors

approve Project 17-086: Replacement of Summerby and Raymond Greenhouses at a cost of \$21,158,101 to bring the total project budget for this project to \$23,437,229.

Be it further resolved that the Building and Property Committee recommend 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.

I. FOR THE INFORMATION OF THE BOARD OF GOVERNORS

1. Library Collection Management Facility Project [BP21-27]

The Building and Property Committee, on the recommendation of the Vice-Principal (Administration and Finance), approved to recommend that the Board of Governors approve the completion of the Library Collection Management Facility Project at a total project budget of \$31.3M. The Executive Committee of the Board of Governors approved this recommendation January 31, 2022.

The next and final step of the project will be to proceed with the project's design-build construction phase. The design build construction contract was publicly tendered on October 28, 2021 and the determination of the price and winner was confirmed on January 19th, 2022. The winning bid from Broccolini includes a schedule that would allow the University to complete the project in a timeframe that aligns with the needs of the Fiat Lux Library project.

2. Design Budget for Strathcona Music Building: Modernization of Pollack Hall [BP21-28]

The Building and Property Committee, on the recommendation of the Vice-Principal (Administration and Finance), approved to complete the design phase, with a budget of \$965,949, bringing the total approved funded budget to \$1,959,145, and proceed to tender for a project supporting the Strathcona Music Building, Pollack Hall Renovation.

The key objectives of the project are to transform and modernize the hall's functional and aesthetic design, to improve its seating, lighting, and audiovisual capacity, to renovate support spaces such as the backstage and artist's facilities, and to upgrade the HVAC systems.

3. Increase to Design Budget for the Sports Science Institute (SSI) [BP21-30]

The Building and Property Committee, on the recommendation of the Vice-Principal (Administration and Finance), approved to complete the design phase and proceed to tender for a project supporting the Sports Science Institute, with a budget increase of \$320,811, bringing the total approved funded budget to \$3,093,500.

The Sports Science Institute (SSI) plans to become the prime program delivery mechanism for sports science education, research, and practice at McGill. At its March 2020 meeting, the Building and Property Committee approved funding in the amount of \$2.5 million in support of the design phase work. At its June 2021 meeting, the Building and Property Committee approved an increase in funding to complete the design phase and proceed to tender. Due to increased costs and a requirement for more exploratory work, an additional budget increase was requested.

4. Overview of Communication Plans for Infrastructure Projects [BP21-25]

The Committee received, for information, an overview of the comprehensive communication plan developed by Facilities Management and Ancillary Services to reach various audiences, in particular the McGill community. Producing a communications plan for the various project stakeholders is an inherent component of project management best practices. As the volume of projects at McGill has increased, so has the need to expand and standardize communications related to projects within the McGill community.

The Committee was provided a breakdown of the communications vehicles used for each internal audience, the level of details provided to them and at which frequency. It was noted that the plan will be reviewed regularly to assess its efficiency in meeting objectives and adjusted as needed.

5. Update on the New Vic Project [BP21-26]

The Building and Property Committee received an update on the New Vic Project.

It was noted that, following a meeting with the Minister of Higher Education in December, the University was currently in discussion with the *Société québécoise des infrastructures* (SQI) regarding different models of ownership of the site. The Committee was told that a final decision was pending from the government.

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

[BP21-31]

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 \$260 million bond allocation.

It was noted that as of December 31, 2021, total of \$110,380,061 of the bond was spent on the listed capital projects.

7. Other Updates and Reports

The Committee received the following updates and reports for information:

- Annual Report from the Senate Committee on Physical Development [BP21-24]
- Update on the Fiat Lux Library Project [BP21-23]
- Update on Property Acquisition

END

February 2022