

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 December 1, 2022. They are presented to the Board of Governors for its consideration.

I. FOR APPROVAL BY THE BOARD OF GOVERNORS**1. Lot 1 of New Residence Hall – Repairs to the Façade (Project 18-103) [BP22-22]**

Board approval is requested to proceed with Lot 1 of 3 of Project 18-103: New Residence Hall: Repairs to the Façade. Lot 1 consists of the replacement of the blocks and repair of concrete surfaces on the north and east façades. The funding required to proceed with this phase is \$5,425,000, based on tender results, bringing the total funded project budget to \$7,658,741. The estimated current total project budget is approximately \$15.5M, to be funded by Student Housing and Hospitality Services (SHHS).

In June 2018, a section of bricks from the façade of New Residence Hall facing Parc Avenue fell to the street below. There were no injuries and immediate steps were taken to secure the façade and perimeter. Emergency repairs to stabilize the façade were undertaken between October 2018 and January 2019.

An architectural firm was hired to conduct a survey of the envelope and to provide a long-term corrective solution. Following this analysis, it was decided that proceeding with reconstructing the façade would be the least invasive and most cost-effective option that would still ensure a high quality of work.

The construction work required to complete the project will be very disruptive so the work will have to take place outside of the academic year. To that effect, the work has been divided into three lots: Lot 1 (north & east façades), Lot 2 (south façade) and Lot 3 (west façade). The scope of work for Lots 2 & 3 may be adjusted as Lot 1 progresses based on further evaluation of the method and progression of work, or if any unforeseen issues occur.

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

Be it resolved that the Board of Governors, on the recommendation of the Building and Property Committee, approve construction of Lot 1 of 3 of Project 18-103: New Residence Hall – Repairs to the Façade at a cost of \$5,425,000 to bring the total project budget funded for this project to date to \$7,658,741.

Be it further resolved that the Board of Governors, on the recommendation of the Building and Property Committee, 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.

II. FOR THE INFORMATION OF THE BOARD OF GOVERNORS

1. Update on the Research and Innovation Pavilion Project at the Macdonald Campus [BP22-23]

The Committee received, for information, an update on the status of the Research and Innovation Pavilion Project at the Macdonald campus.

The Faculty of Agriculture and Environmental Sciences, primarily located at the Macdonald Campus, has been evaluating the possibility of increasing their infrastructure to accommodate the substantial growth of its departments. To this end, the construction of a new pavilion at Macdonald Campus was conceived and included in the McGill University Master Plan to provide high-capacity and state-of-the-art teaching and research spaces. The Committee was informed that the project's realization necessarily depends on the availability of funding.

2. Report and Review of Major Construction Projects with Financial Summary [BP22-24]

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 \$260 million bond allocation. It was noted that as of October 31, 2022, a total of \$111,676,323 of the bond was spent on the listed capital projects.

4. Other Updates and Reports

The Committee received the following reports and updates for information:

- Quarterly Report on Purchases, Leases, and Construction Projects Between \$1 million and \$6 million [BP22-17]
- Update on Board Approval of BPC Items [BP22-16]
- Review of Implementation of McGill University Master Plan [BP22-20]

END

December 2022