

**Report of the Building and Property
Committee GD22-16**

Board of Governors Meeting of October 6, 2022

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The following items arise from the Building and Property Committee (BPC) meeting of September 13, 2022. They are presented to the Board of Governors for its consideration.

**I. FOR THE INFORMATION OF THE EXECUTIVE COMMITTEE OF THE
BOARD OF GOVERNORS****1. Design of Project: Parasitology Institute at Macdonald Campus [BP22-08]**

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 \$1,390,144, and proceed to tender for the project at the Parasitology Building at Macdonald Campus –Deferred Maintenance Work. The project will be funded by the *Ministère de l'Enseignement supérieur* (MES) in the form of capital allocations for deferred maintenance projects.

This project seeks to address a number of deferred maintenance repairs identified in a 2015 external audit of McGill buildings for the Barton Building, which houses the Parasitology Institute. Over the course of the preliminary design phase and investigations, a validation of the extent of work was carried out and the scope adjusted accordingly necessitating additional design phase-related work before proceeding to tender. The scope of work will include repairs to the building envelope, the construction of a new mechanical room, and replacement of the HVAC system, water heaters, cooling water pumps, chemical pump hoods, and other building elements.

Tender for construction is planned for early 2023. Construction will begin in Fall 2023 with an anticipated completion in the Fall of 2026.

2. Construction of Sports Science Institute Project [BP22-07]

The Committee considered a recommendation for the Board of Governors to approve the Sylvan Adams Sports Science Institute (SASSI) project which comprises the redevelopment of the Pine Avenue row houses site. Noting that the tenders for the project were higher in cost than expected, the Committee, taking into account the generally high cost of construction in the current market, asked the administration to carry out a process of further due diligence. An update on the file is anticipated at the next meeting.

3. Update on the Special Funding Program for Upgrades to Sports and Leisure Facilities [BP22-04]

The Committee received, an update on projects submitted for funding consideration under the Ministère de l'Éducation's Programme de soutien aux infrastructures sportives et récréatives scolaires et d'enseignement supérieur ("Programme").

In December 2021, the Committee approved to adopt three standard resolutions required in order to submit projects for funding to the programme relating to the renovation and upgrades of the Glenfinnan Arena, the McConnell Arena and the tennis court at Macdonald Campus. As an update, the Committee was informed that funding was approved for the deferred maintenance work at McConnell Arena and for the repurposing of the Tennis Courts at Macdonald Campus, but not for the deferred maintenance work at Glenfinnan Arena.

The contribution from the Programme will be received in 10 annual payments, and not a lump sum. McGill will have to issue debt to cover the entirety of the remaining project costs. The University does not foresee that it will be required to shut down the arenas or stop making them accessible to the general public.

4. Update on Quebec Capital Grant and New Bond [BP22-06]

The Committee received, an update on McGill University's share of the Quebec government's capital grant for fiscal year 2023 as well as an update on the potential for a new bond issuance.

5. Report and Review of Major Construction Projects with Financial Summary [BP22-09]

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 July 2022, a total of \$108,992,572 of the bond was spent on the listed capital projects.

6. 2022-2023 Building and Property Committee Orientation Package [BP22-01]

The Committee received an orientation package for the 2022-2023 governance year, containing updated reference documents for the Committee's information.

7. Other Updates and Reports

The Committee received the following updates and reports for information:

- Quarterly Report on Purchases, Leases and Construction Projects and Contracts Between \$1 million and \$6 million [BP22-02]
- Update on the Fiat Lux Library Project [BP22-03]
- Update on Federal Funding for Construction and Renovation Projects [BP22-05]
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END

October 2022