



Report of the Building and Property Committee GD15-49

Board of Governors meeting of April 21, 2016

Secretariat

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The report arises from the Building and Property Committee meeting of March 31, 2016 and special conference-call held on April 21, 2016, and is presented to the Board of Governors for its consideration.

I. FOR ACTION BY THE BOARD OF GOVERNORS

1. Submission to the Post-Secondary Institutions Strategic Initiative Fund (SIF)

The SIF is a time-limited federal government program that will provide up to \$2 billion over the next three years to accelerate infrastructure projects at universities and colleges across Canada. The total contribution from federal sources will cover up to half (50%) of the project's eligible costs, leveraging the remaining amount from non-federal partners. The federal government's application deadline is May 9th, but Quebec's Minister of Education announced on Friday that the Quebec Government expects to see universities' applications by April 24.

One of the criteria for submitting the application, as extracted from the program guide, reads as follows: "Approval in principle by governing board of institution: A letter signed by the Chair of the Board of Governors or equivalent authority (which is clearly identified) indicating that the proposed project is a priority for the institution and that the institution is willing to provide all required administrative support for the completion of the project should be provided. In the absence of a letter, copy of the resolution or record of decision passed by the Board is acceptable".

The BPC held a special conference-call meeting of the Building and Property Committee on April 21, 2016, to consider the University's submission to the SIF. A list of proposed priority projects for the SIF is attached as Appendix A. Some of these projects have already been identified to the Quebec government as priority projects for the University, through the submission of documents related to either the bond issuance, the *Plan décennal des investissements universitaires* or the *Plan québécois des infrastructures*.

Be it resolved that the Board of Governors, on the recommendation of the Building and Property Committee, approve in principle priority construction and renovation projects outlined in Appendix A, and their submission for funding to the Post-Secondary Institutions Strategic Initiative Fund (SIF).

Be it resolved that the Board of Governors authorize the Chair of the Board of Governors to undertake any follow-up action or correspondence that may be necessary in support of this submission.

2. Servitude for a Gas Line at the Macdonald Campus

[BP15-19]

The Building and Property Committee (BPC) reviewed a request to grant Gaz Métro a deed of servitude at the Macdonald Campus to provide natural gas to the farm buildings through an extension of a gas line. BPC also reviewed a related request from Gaz Métro for a servitude for an existing gas line. These requests are in line with previous requests for servitudes that had been granted by McGill to Gaz Métro in the past.

The proposed servitude for the existing gas line is three meters wide and approximately 1149 meters long (3,447 m²). The servitude for a further extension to an existing secondary gas line is required in order to serve the farm buildings. The purpose is to convert the heating system for these buildings from heating oil and propane to natural gas, resulting in energy cost savings for the University. The proposed gas line will not interfere with the farming activities nor impede further campus development. The projected servitude is three meters wide and approximately 390 meters long (1,170 m²).

In its review of the request, BPC asked that the resolution presented to the Board of Governors specify that the request concerns an underground servitude and an underground extension to the gas supply line. The Committee's recommendation is as follows:

Be it resolved that the Board of Governors, on the recommendation of the Building and Property Committee, approve an underground servitude on the Macdonald Campus in favour of Gaz Métro, for an existing gas supply line and an underground extension to this line;

Be it further resolved that Board of Governors authorize the Vice-Principal (Administration and Finance) or the Associate Vice-Principal, Facilities Management and Ancillary Services, to sign any documents associated with this servitude on behalf of the Royal Institution for the Advancement of Learning/McGill University, provided that they are reviewed by Legal Services.

II. FOR THE INFORMATION OF THE BOARD OF GOVERNORS

1. Update on RVH Redevelopment Project

The Committee received an update on the Royal Victoria Hospital (RVH) Redevelopment Project. The Committee was informed that the *dossier d'opportunité* phase of the project is continuing and that project managers were selected at the end of 2015. Next steps include determining the scope of architectural services to be provided for the project. The Committee was also informed that the Principal's Task Force on the Academic Vision and Mission of the RVH Site received about forty submissions concerning ideas from members of the community. The submissions will be reviewed by the Task Force.

2. Report from GPMC Montreal

[BP15-18]

The Committee received a report from GPMC Montreal concerning the University's plan to develop an agreement between McGill University, the Quebec government and City of

Montreal. The report included a proposed real estate master plan. The goals for the agreement include reducing the burden on the University that is associated with the substantial inventory of heritage properties located within the *Arrondissement historique et naturel du Mont-Royal*.

3. Review of Ongoing and Planned Projects with Financial Summary [BP15-20]

The Committee received an updated list of anticipated projects that are planned for consideration by the Building and Property Committee in 2016-17, as well as a corresponding financial summary.

4. Report on Major Construction Projects

In accordance with its terms of reference, the Committee received a progress report on major construction projects.

5. Review of BPC Terms of Reference [BP15-17]

The Committee reviewed its terms of reference as part of the triennial review of Board Committees' terms of reference, and agreed to submit its recommendations to the Nominating, Governance and Ethics Committee.

6. 2016-17 BPC Meeting Dates

The Committee received its meeting dates for the 2016-17 governance year.

END OF REPORT

APRIL 2016

Proposed Projects for SIF

Proposed Priorities

	Project	Description	Total Budget
1.	Vision 2020 Sustainability	<p>Bundle of deferred maintenance projects that will save energy and improve conditions for researchers. Includes:</p> <ul style="list-style-type: none"> • Emergency Power Back-up Generator (switch from oil to natural gas) - \$13.5M • 40% of Strathcona Building – window replacement and masonry - \$32M • Rutherford (HVAC) - \$7.5M • Macdonald Stewart (HVAC) – \$1.6M • Conversion of water cooling equipment for city water into closed systems - \$4.2M legislation • Backflow preventer on water entrance \$ 2.4 M legislation • Burnside HVAC \$7M • Education HVAC \$ 8 M • University Center HVAC \$ 10 M • Art Pavilion \$ 4.2 M • Ferrier Building HVAC \$ 8 M • Lyman Duff - replacement of HVAC system (\$5M) and remainder of Pain CERC (\$30M) 	<p>\$133.4M</p> <p>We may only be able to claim a percentage of this based on the proportion of research space in the building.</p>
2.	Desautels MBA expansion	Will have to check with the government if eligible	\$20M
3.	Stewart Biology – West Wing (laboratories)	<p>Gut West Wing of Stewart Biology complex, remove asbestos, complete renovation of Biology labs</p> <p>Total project budget: \$106M</p> <p>76.5% research</p>	\$112M
4.	Organic Chemistry Teaching Lab upgrade		\$3.7M
5.	Microfab Facility	Linked to Professor Grütter's CFI award	\$5.5M
6.	Wong Foundry conformity upgrade		\$5.5M