

**Report of the Building and Property
Committee GD19-14**

Board of Governors Meeting of October 3, 2019

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The following items arise from the Building and Property Committee (BPC) meeting of September 10, 2019. They are presented to the Board of Governors for its consideration.

I. FOR ACTION BY THE BOARD OF GOVERNORS**1. Human Pain Genetics (CERC) Renovation Project [BP19-04]**

Board approval is requested to proceed with Lots 2 and 3 of the renovation at the Lyman Duff Medical Building in support of the Human Pain Genetics (CERC). The funding requested at this time is \$12,035,080, bringing the total budget to \$15,000,000. The project will be mainly funded by an infrastructure award under the *Programme de soutien à la recherche, volet 2: Soutien au financement d'infrastructures de recherche (PSRv2)* provided by the *Ministère de l'Économie et de l'Innovation (MEI)* and by McGill University's deferred maintenance allocation under the capital budget.

The grant agreement (*Convention d'aide financière*) with the MEI was signed in June 2018, which confirmed MEI's \$9.2 million contribution toward the project. Lot 1 (demolition), which was approved by the Board of Governors in February 2019, is expected to be completed in late September 2019. Lot 2 (construction) is planned to begin in October 2019 with expected completion in February 2021.

Be it resolved that the Board of Governors, on the recommendation of the Building and Property Committee, approve the Human Pain Genetics (CERC) Renovation Project at the Lyman Duff Medical Building (14-176), at a cost of \$12,035,080, to bring the project budget for this project to \$15,000,000.

Be it further resolved that the Board of Governors authorize 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. Extension for Disposition of Property at Macdonald Campus – Brittain Hall [BP19-08]

Board approval is requested to extend the deadline for the sale of Brittain Hall to John Abbott College (JAC) by an additional 6 months to April 27, 2020. This additional 6-month extension is necessary as the government has made a number of requests to JAC that must be completed prior to the sale.

On April 26, 2018, the Board of Governors, on the recommendation of the Building and Property Committee (BPC), approved the sale of Brittain Hall to JAC to be fully executed within a 6-month timeframe. In October 2018, the Executive Committee, on the recommendation of the BPC, approved to extend the deadline for the sale by an additional 6 months to April 26, 2019, mainly because of a provincial government slowdown precipitated by the 2018 Quebec general election that had delayed the process of obtaining the requisite authorizations. In April 2019, the BPC was informed that the sale could not be executed within this extended timeframe because JAC had not yet obtained government authorization. Accordingly, the Board of Governors approved an extension to October 2019.

Be it resolved that the Board of Governors, on the recommendation of the Building and Property Committee, approve to extend by 6 months, to April 27, 2020, the timeframe for the sale of Brittain Hall and the land on which it stands, to John Abbott College.

II. FOR THE INFORMATION OF THE BOARD OF GOVERNORS

1. Design Budgets for Upcoming Projects

The Building and Property Committee approved the design budgets of three constructions and renovation projects. Approvals granted included:

a. Centennial Centre at Macdonald Campus [BP19-05]

The BPC approved a design budget of \$1,612,545, which will be funded by McGill University's deferred maintenance allocation of the capital budget. The total project budget is currently estimated at \$11.5 million.

b. Macdonald Stewart Building at Macdonald Campus [BP19-06]

The BPC approved a design budget of \$2,036,682, which will be funded by the University's deferred maintenance allocation of the capital budget. The total project budget is currently estimated at \$14.5 million.

c. New Residence Hall

[BP19-07]

The BPC approved an increase of \$1,238,433 from \$995,308 for the design portion of the budget for the repairs to the façade for a total emergency repairs/design budget of \$2,233,741. The total project budget is currently estimated at \$15,893,684, which will be funded by Student Housing and Hospitality Services (SHHS).

2. Update on Provincial Funding

The Committee was informed that the University's allocation of the *Plan quinquennal des investissements universitaires* (PQIU) for 2019-2020 is \$115.7 million, which represents an increase of \$29.9 million or 34.8% over fiscal year 2018-2019. The increase is largely attributed to a substantial increase in funding for renovations and deferred maintenance.

3. Update on the Royal Victoria Hospital Redevelopment Project

[BP19-03]

The Building and Property Committee received an update on the Royal Victoria Hospital (RVH) Redevelopment Project. It was informed that the Functional and Technical Program (FTP) was being developed and that the *Société québécoise des Infrastructures (SQI)* was establishing a team to develop the Master Plan for the RVH site.

The Committee was also informed that the overall project is running on time. The project's *Dossier d'opportunité* (DO) is expected to be presented for approval to the BPC and the Board of Governors and submitted to government in 2020.

4. Update on Property Acquisition

The Building and Property Committee received an update on the possible acquisition of a new property, which houses a number of University units and activities. A joint special meeting of the BPC and Finance Committee will be held to consider the real estate and financial matters related to this property acquisition. Any request to acquire the property will be considered in line with standard governance processes, culminating with a request to approve the acquisition by the Board.

5. Building and Property Committee Orientation Package

[BP19-02]

The Committee received an orientation package for the 2019-2020 governance year, containing updated reference documents for the Committee's information.

6. Updates and Reports

The Committee received the following updates and reports for information:

- Quarterly Report on Purchases, Leases, and Construction Project between \$1 million and \$6 million
- Update on Board Approval of BPC Items
- Update on Strategy for Student Residences
- Update on Agreement with Municipal and Provincial Governments
- Report and Review of Major Construction Projects with Financial Summary

END

October 2019