McGill Bike Centre: Project Overview

The McGill Bike Centre would transform an unused campus space into a multi-user, year-round Bike Centre that would increase bike capacity on campus, support active commuters, and cultivate a stronger bike culture at McGill.

**What is the Bike Centre?**

1) Secure Bike Parking:
   - Year-round, secure bike parking facility
   - 350 parking spaces - including space for trailers/cargo bikes
2) Shower/Locker Facilities
   - Gender-neutral
   - 10 showers, 6 toilets, common sinks
   - 116 lockers
3) Improved SSMU support spaces
   - Improved club spaces
   - Consolidated & improved space for Gerts & Porters
   - Relocated archives & servers
4) Expanded and more accessible space for The Flat
   - Located in a purpose-built space
   - Triples in size, with 13 work stations

**How would the Bike Centre be funded?**

- Bike Centre to be a not-for-profit facility
- Capital costs to be equally shared by University and SSMU
- Administrative & Operating costs to be covered by member or user fees, not student fees
- Seed loan to be provided by the University for upfront costs
- Any deficits will be shared, member fee adjustments will compensate
- Maintenance costs to be covered by the University
- Utility costs to be covered by SSMU

**What is the “Internally Restricted Endowment Fund” (IREF)?**

- Created by the University to help fund repairs and improvements to the University Centre in partnership with SSMU
- Amounts available are restricted to the annual interest on the total fund, which must be matched by the SSMU
- The fund cannot be used for enhancements to spaces dedicated to your revenue generating activities
- The fund can only be used for the University Centre (SSMU) building
- Requires University approval as both landlord and fund-holder
- Currently, the IREF balance is ~$800k

### PROJECT COSTS

<table>
<thead>
<tr>
<th>ITEM</th>
<th>ESTIMATED COST</th>
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<tbody>
<tr>
<td>ENTRANCE &amp; RAMP</td>
<td>$374k</td>
</tr>
<tr>
<td>BIKE PARKING AREAS</td>
<td>$230k</td>
</tr>
<tr>
<td>SHOWERS/LOCKERS</td>
<td>$372k</td>
</tr>
<tr>
<td>SSMU AREAS</td>
<td>$630k</td>
</tr>
<tr>
<td>CONSOLIDATION AND IMPROVEMENT OF SPACES (481K)</td>
<td></td>
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<tr>
<td>THE FLAT (149K)</td>
<td></td>
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<tr>
<td>VARIOUS INFRASTRUCTURE MODIFIED SCOPE (2017)</td>
<td>$120k</td>
</tr>
<tr>
<td>100 ADDITIONAL BIKE SPACES</td>
<td></td>
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<tr>
<td>RELOCATE GARBAGE INFRASTRUCTURE OUTSIDE</td>
<td></td>
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<tr>
<td>INFLATION &amp; CONTINGENCY</td>
<td>$170k</td>
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<tr>
<td>TOTAL</td>
<td>$1.9M</td>
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### Proposed Funding Sources

<table>
<thead>
<tr>
<th>Source</th>
<th>Contribution</th>
<th>Secured?</th>
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<tbody>
<tr>
<td>University (FMAS)</td>
<td>$800,000</td>
<td>Yes</td>
</tr>
<tr>
<td>Sustainability Projects Fund</td>
<td>$300,000</td>
<td>Yes</td>
</tr>
<tr>
<td>SSMU (IREF Fund)</td>
<td>$800,000</td>
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How would the Bike Centre operate?
- Different membership types: Bike Parking only, Shower facilities only, Bike & Shower combined
- University will manage membership, building maintenance & card administration
- SSMU will manage day-to-day operations, operating fund, security & cleaning contract
- Operated/Managed by joint steering committee

Is There Support for This Project?
- 83% of the student community support the creation of a Bike Centre (2016)
- 11-16% (5,000-7,200) of McGill’s community identify as regular cyclists, presently have 1,500-1,800 parking spaces
- 39% of cyclists identify lack of parking as a barrier (2015)
- 44% of cyclists list the lack of shower/change facilities as a barrier (2015)

How would this project improve campus?

Healthy Space
- Reduce barriers & create more cyclists
- Enable long distance bike commuting
- Enable winter cycling
- Enable (non-cycling) physical activity on-campus with availability of central shower facility

Community Space
- Would be largest bike centre in North America
- Visible partnership (and model) between students and University
- Create a focal point for the University which reflects the community’s commitment to sustainability
- Build a bike community: Workshops, Community Bike Rides
- Informal interaction between staff and students

Sustainable Space
- 2017-2020 Climate & Sustainability Action Plan
- Extensive community consultation
- Reduce greenhouse gases - commuting emissions account for 12% of McGill’s total GHG emissions
- Increase amount of bike parking & reduce risk of theft

FAQ:

1) Why is the cost per space so high?
- deferred maintenance and building repair
- the relocation and improvement of SSMU facilities
- institutional, year-round standard with a 25-year lifecycle

2) Why don’t we use this money on a new _______ (building, student lounge, etc.)?
- The IREF fund has numerous restrictions:
  - Only annual interest is accessible, requires SSMU to match
  - Only for the University Centre
  - Requires University approval of expenditures
- New building process unclear and outcomes unknown
- Investment in community

3) Why does this matter for non-cyclists?
- Revenue opportunities for SSMU
- Enable new cyclists
- Reduced carbon footprint
- Community space for healthy living