

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
- Projected membership fees (preliminary): Bike Parking: \$13-26/semester, Showers: \$13-16/semester, Admin. fee: \$10-15
- 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

ITEM	ESTIMATED COST
ENTRANCE & RAMP	\$374k
BIKE PARKING AREAS	\$230k
SHOWERS/LOCKERS	\$372k
SSMU AREAS	\$630k
<ul style="list-style-type: none"> • CONSOLIDATION AND IMPROVEMENT OF SPACES (481K) • THE FLAT (149K) 	
VARIOUS INFRASTRUCTURE MODIFIED SCOPE (2017)	\$120k
<ul style="list-style-type: none"> • 100 ADDITIONAL BIKE SPACES • RELOCATE GARBAGE INFRASTRUCTURE OUTSIDE • INFLATION & CONTINGENCY 	\$170k
TOTAL	\$1.9M

Proposed Funding Sources		
Source	Contribution	Secured?
University (FMAS)	\$800,000	Yes
Sustainability Projects Fund	\$300,000	Yes
SSMU (IREF Fund)	\$800,000	

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?



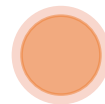
Healthy Space

- 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

