

University of Waterloo
Board of Governors
BUILDING & PROPERTIES COMMITTEE
Minutes of the 17 May 2023 Meeting
[in agenda order]

Attendees: Linda Blair, Carol Cressman, Murray Gamble (chair), Stephanie Willey-Thomas (secretary)

Administration: Christiana Alkiviades, Stepanka Elias, Rob Hunsperger, Jacinda Reitsma, Mat Thijssen

Guests: Mike Pereira (items 14-15), Alice Raynard (item 8)

Regrets: Michael Eubanks, John Saabas

Organization of Meeting: Murray Gamble took the chair and Sarah Willey-Thomas acted as secretary.

OPEN SESSION

1. DECLARATION OF CONFLICTS OF INTEREST

No conflicts of interest were declared.

2. MINUTES OF THE 8 MARCH 2023 MEETING AND BUSINESS ARISING

The minutes were reviewed by members present and would be ratified by electronic vote following the meeting. Cressman and Blair.

The Committee noted that action items from the previous meeting were included on this agenda.

3. WORK PLAN UPDATE

Sarah Willey-Thomas noted that a refreshed work plan would be brought forward to the Committee at its next meeting.

4. CAPITAL FINANCING COMMITMENTS AND CONSTRUCTION STATUS

a. Capital Financing Commitments Report

Jacinda Reitsma presented the Capital Financing Committee report, noting no significant changes. The Committee discussed the University's approach to debt financing.

b. Construction Status Report May 2023

Rob Hunsperger presented the Construction Status Report, providing an overview of the Earth Sciences and Chemistry building; Innovation Arena, Math 4 and Waterloo Eye Institute projects. The Committee discussed existing guidelines for the approval of projects.

i. Math 4 Building – Award of Construction Manager Contract

Rob Hunsperger presented the update to the Math 4 building, noting the bid process; phasing and logistic considerations related to the project given its proximity to other spaces on campus; work of the consultant; and transition to a stipulated price contract in future. The Committee discussed clarification of the motion to note that the \$1.9M includes the fixed fee and 2.35% construction management fee based on the original cost of the project; cost containment measures relating to the fee charged by the construction manager; and additional details to include in the report to the Board.

c. Other Approvals

i. Chiller in Biology 1

Stepanka Elias presented the proposal relating to the chiller in Biology 1, noting the long-term nature of the larger project and time sensitive nature of the project.

ii. Easement for Enova Power

Elias presented the proposed easement for Enova Power noting the location of the easement, relatively small impact and future use considerations. The Committee discussed how easements are required to go to the Board for approval in accordance with the University of Waterloo Act.

iii. HVAC and Related Roofs in Physical Activities Complex

Elias presented the proposal relating to the HVAC system and roof in the Physical Activities Complex, noting HVAC units have reached end of service life and related repairs to the roof needed to proceed.

5. DISTRICT ENERGY STUDY

Mat Thijssen presented the District Energy Study, noting:

- Work with Dougherty Engineering on the future of the District Energy System (DES) on campus in the larger context of climate action and energy sustainability.
- Status of DES reaching end of useful life.
- Overview of the three possible approaches, including benefits and drawbacks of each.
- Impact relating to the individual buildings as well as the larger system.

The Committee discussed grants available to assist with any changes and opportunities to build in resilience relating to electricity demand.

6. DEFERRED MAINTENANCE UPDATE

Reitsma and Elias presented the deferred maintenance update, noting this update to be a standing item on future agendas; initial one-year plan and considerations relating to multi-year projects; budget commitments and addition of staff resources to manage the projects. The Committee discussed the most pressing items, including those listed in blue text and also the impact of not appropriately managing deferred maintenance in a timely fashion. A five-year plan to highlight funding requirements and priorities will be shared at a future committee meeting.

7. PRESIDENT'S ADVISORY COMMITTEE ON DESIGN (PACOD)

Reitsma provided an update on the activities of PACOD, highlighting items coming forward at recent meetings; student representation from Architecture and Planning; and ongoing reports coming forward. The Committee discussed the importance of regular updates from PACOD.

8. STATUTORY COMPLIANCE UPDATE

Reitsma and Alice Raynard presented a statutory compliance update, noting changes around the risk management function; update provided for information and process around various signoffs; and updates relating to required training and signoff from Residence relating to Fire protection and prevention action plans.

Linda Blair left the meeting.

9. BUILDING & PROPERTIES COMMITTEE PRIORITIES FOR 2023-2024

The Committee discussed priorities for the coming year, including connection to PACOD, deferred maintenance, sustainability efforts and Campus Master Plan, subject to timing.

10. OTHER BUSINESS

There was no other business.

11. PROCEED TO CONFIDENTIAL SESSION

Reitsma presented an update to the Committee regarding preliminary exploration of a student residence in Stratford and next steps to determine size, cost and scope of project.

The Committee is scheduled to meet on Wednesday 11 October 2023, 1:00-3:00 p.m. via Zoom.

23 May 2023

Sarah Willey-Thomas
Associate University Secretary