

University of Waterloo
Board of Governors
BUILDING & PROPERTIES COMMITTEE
Minutes of the 12 May 2021 Meeting
[in agenda order]

Attendees: Peter Barr, Martha George (chair), Tony Giovinazzo, Alice Raynard (secretary), James Schlegel

Administration: Stepanka Elias, Feridun Hamdullahpur, Dennis Huber, Rob Hunsperger, James W. E. Rush

Guests: Anne Bordeleau, Murray Gamble, Andre Gignac, Naima Samuel, Matthew Schwarze

Regrets: none

Organization of Meeting: Martha George took the chair and Alice Raynard acted as secretary. The chair welcomed members to the meeting. The agenda was approved by consensus as circulated. The secretary advised that quorum was present.

OPEN SESSION

1. DECLARATION OF CONFLICTS OF INTEREST

No conflicts of interest were declared.

2. MINUTES OF THE 10 MARCH 2021 MEETING

A motion was heard to approve the minutes of the meeting as distributed. Barr and Schlegel. Carried.

3. BUSINESS ARISING FROM THE MINUTES

There was no business arising.

4. CAPITAL FINANCING COMMITMENTS AND CONSTRUCTION STATUS

Huber commented on the reports, which encompass the full 12 months, ended April 30, 2021.

- a. **Building & Properties Finance Summary – May 2021.** A disciplined approach has led to forgoing the ancillary units' capital debt repayment requirements and to postponing the debt requirement by an additional year.
- b. **Construction Status Report – May 2021.** Comments were provided on the Marine Lab, Hydro Feed, ESC renovation, Math 4 and Health Innovation projects. Members discussed: roof warranties; management of deficiencies; Optometry WEI project (12% complete); price escalation mitigation re: supply chain included in tender documents.
- c. **Capital Financing Commitments – 30 April 2020.** 90% of the SLC/PAC addition is achieved.

5. MATH4 – APPOINTMENT OF ARCHITECTS

Huber indicated that a formal recommendation concerning the appointment of architects for the Math4 project could not be submitted in time for the Committee meeting. A proposal will be submitted further to this meeting and an electronic vote will be requested. Hunsperger spoke to the level of interest in this project by potential firms. Members discussed the membership of the President's Advisory Committee on Design (PACOD). A recommendation will be made to the President presently.

6. ENVIRONMENTAL SUSTAINABILITY PRACTICES IN THE CONTEXT OF CAMPUS PLANNING AND DEVELOPMENT

Huber spoke to the document, indicating the Guidelines are aspirational targets in order to start including targets and passive attributes on projects. Members discussed: anything that is being built has to be better than the bare minimum to achieve the University's 2050 environmental goals; balance between costs and carbon neutrality; elaboration process on those guidelines; fundamental research on new materials and glass structure taking place at the University.

7. MAINTENANCE PROGRAM AND ENERGY CONSERVATION EFFORTS

Huber spoke to the document, specifying that the spending of \$20M on utilities represents 2% of the University's budget and compared to the U6 research intensive universities in Ontario, the University usually benchmarks as 2nd or 3rd, with the University of Toronto having significantly older and bigger infrastructures. A review has been conducted by Walter Fedy, leading mainly to LED lighting payback; Huber can bring back a more in-depth report to the Committee. Stepanka provided an update on the HVAC improvements; all HVAC units (396), including satellite campuses, have been inspected and retrofitted. Members discussed: regular maintenance; air exchanges and HVAC; disinfectant protocols (the University follows public guidelines and provides training).

8. EXECUTION AGAINST THE WORK PLAN

Raynard indicated the committee was on track. A campus tour for members is to be organized for the next meeting or around that time, depending on health restrictions.

9. OTHER BUSINESS

There was no other business.

10. PROCEED INTO CONFIDENTIAL SESSION

The committee convened in confidential session.

The committee is scheduled to meet on Wednesday 29 September 2021, 1:00-3:00 p.m. via Teams.

3 September 2021

Alice Raynard
Associate University Secretary