

University of Waterloo
Board of Governors
BUILDING & PROPERTIES COMMITTEE
Minutes of the 29 September 2021 Meeting
[in agenda order]

Attendees: Peter Barr, Anne Bordeleau, Martha George (chair), Tony Giovinazzo, Alice Raynard (secretary), Naima Samuel, James Schlegel, Matthew Schwarze

Administration: Vivek Goel, Dennis Huber, Rob Hunsperger, James W. E. Rush

Guests: Mike Ditty, Murray Gamble, Robert Lemieux

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 12 MAY 2021 MEETING

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

3. BUSINESS ARISING FROM THE MINUTES

There was no business arising.

4. Resolution by Electronic Vote

a. Science Laboratories Renovation. This item was approved on 8 July 2021. Samuel and Giovinazzo. Carried. A report from this Committee will be submitted to the Board of Governors in October 2021.

b. Math 4 – Appointment of Architects. This item was approved on 25 May 2021. Schlegel and Giovinazzo. A report from this Committee was submitted to the Board of Governors in June 2021.

5. CAPITAL FINANCING COMMITMENTS AND CONSTRUCTION STATUS

a. Building & Properties Finance Summary – September 2021.

Huber advised that the University is well within its capital debt policy. Almost all payments are on scheduled. Due to COVID-19, ancillaries are allowed to defer their payments – amortization extended by two years.

b. Construction Status Report – September 2021. Hunsperger provided specifics to the following projects:

Animal aquatic lab; ESC 3rd floor renovations' Health Innovation Arena; Math 4; Waterloo EYE Institute; Biology 1 and 2. Members discussed: price index on certain materials and volatility of prices; resorting to global environmental leaders from GHD; working with consultants on Eye Institute; fundraising efforts; awards moved from 60 to 30 days to ensure better prices. Concerning having projects' budgets, Huber to do an analysis as to how often budgets are too low or too high, to support a future discussion by Committee.

c. Capital Financing Commitments – 30 April 2021. The report was received for information.

6. ESC 3rd Floor Renovation (Revised Budget Recommendation)

Huber, Lemieux, Rush spoke to the document, indicating the necessity to proceed with the project given the age of Science buildings and market prices (note: no master plan implications, internal to existing building). Members discussed: cost escalation; change in scope; contingency standards for older and new buildings. Bordeleau and Schlegel. Carried

7. Health Innovation Arena (Revised Budget Recommendation)

Huber and Rush spoke to a recommendation for a revised budget of \$34.4 million to the Board of Governors for the renovation of UW's warehouse building on the Health Sciences Campus in downtown Kitchener. Members

discussed: good quality of design; early involvement of contractor for expert advice. Schlegel and Giovinazzo. Carried.

8. COMMITTEE'S TERMS OF REFERENCE

George indicated this item was provided to assess the adequacy of the Committee's term of reference, which was recently updated in February 2020. Members discussed: members' onboarding; Committee not being involved at scoping stage of projects; discussion over role of the President's Advisory Committee on Design; Committee's role with respect to strategic planning re: sustainability, acknowledge traditional land, accessibility, non-financial risks.

9. EXECUTION AGAINST THE WORK PLAN

George referred the committee to the document. There were no questions.

10. OTHER BUSINESS

There was no other business.

11. PROCEED INTO CONFIDENTIAL SESSION

The Committee convened in confidential session.

The Committee is scheduled to meet on Wednesday 12 January 2022, 1:00-3:00 p.m. via Teams.

22 December 2021

Alice Raynard
Associate University Secretary