

University of Waterloo
Board of Governors
BUILDING & PROPERTIES COMMITTEE
Minutes of the 5 October 2022 Meeting
[in agenda order]

Attendees: Peter Barr, Carol Cressman, Michael Eubanks, Murray Gamble (chair), Tony Giovinazzo, Alice Raynard (secretary), Stephanie Ye-Mowe

Administration: Christiana Alkiviades, Stepanka Elias, Vivek Goel, Dennis Huber, Rob Hunsperger

Guests: Mark Giesbrecht

Regrets: Naima Samuel

Organization of Meeting: Murray Gamble 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 18 MAY 2022 MEETING

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

3. BUSINESS ARISING FROM THE MINUTES

There was no business arising.

4. SPACE INVENTORY AND FACILITY STATUS

Elias spoke to this item, which stems from a discussion the committee had at its last meeting concerning maintenance program and energy conservation efforts, and presented on: comparison with Ontario universities; space inventory submitted to the Council of Ontario Universities every three years; specific criteria for the calculation of space; significant operational, energy, sustainability and deferred infrastructure costs; available spaces; facility condition index (FCI) to assess condition of infrastructure and five to ten-year projections; budget needs. Members discussed: ratio of space compared to other institutions to bring space ratio down; recommendations from administration; review of workspaces and guidelines; faculty culture and research space; prioritization of maintenance. Administrative team to come back at a future meeting to provide an update on maintenance plan.

5. DISTRICT ENERGY STUDY

Thijssen spoke to his presentation, providing background and context to the university (community-scale project); larger campus footprint; renewal of infrastructure, pressure to reduce GHG, and resiliency (energy, cost, climate); carbon neutral imperative by 2050; District Energy Study to connect most building to Ring Road, representing over 75% of carbon load; consulting partners; project deliverables; interim reports and consultation sessions leading to final report synthesizing all project findings; project timeline for 2023; initial findings and impact of future construction; campus-wide project; risks and costs in not undertaking renewable. Members discussed: flexibility to acknowledge different technologies; decarbonization and energy efficiency to be addressed through this study. Thijssen to present an update in the new year.

6. CAPITAL FINANCING COMMITMENTS AND CONSTRUCTION STATUS

- a. Building & Properties Finance Summary – September 2022.** The report was received for information.
- b. Construction Status Report – September 2022.** Hunsperger spoke to the revitalization of B1, B2 and ESC, delays and costs; [action item] to return with an update to B&P Committee in March; Health Innovation Arena,

redesign and costs, project to be presented at PACOD; Optometry addition (WEI Institute), modifications to plan; B1 and B2, complex project, contingency to budget.

c. Capital Financing Commitments – 30 April 2022. The report was received for information.

7. WATERLOO NORTH HYDRO EASEMENT

Elias spoke to report and precautions taken relative to proposed easement. Any transfer of property has to be approved by the Board of Governors. Giovinazzo and Barr. Carried.

8. INNOVATION ARENA – TENDER AWARD

The Innovation Arena – Health Science Campus project has been presented to the committee in October 2020 and October 2021 (revised budget). The approval of the budget falls within the purview of the Board of Governors, given the committee’s terms of reference. Huber mentioned support from the President and Provost, bidding process and cost escalation moved to tender price.

The committee heard motions to recommend to the Board of Governors:

- (i) a \$1.79m (5% increase) to the project budget. Giovinazzo and Cressman. Carried.
- (ii) the award of a stipulated-price contract (CCDC2) to Melloul Blamey Construction for \$29,270,000 (excluding HST). Cressman and Barr. Carried.

9. MATH 4 – REVISED BUDGET

Giesbrecht provided context for the building of Math 4, which has been previously discussed by this committee and is presented to discuss a revised budget in order to accommodate growth in the Faculty of Mathematics over the next five years, in terms of projected students and faculty members. The project includes doubling of east-west wing of Davis Center, and the preservation of green spaces on campus. Budget revision results from inflation/supply chain issues. Server room to be funded separately.

Members discussed: plan allows for escalation for increased costs (about \$9M); drawings should reflect engineering designs that need to go to PACOD; increase in professional fees; accommodation for server room; itemized list of services; architects selection process and adjudication of consulting contract.

The committee heard a motion to recommend to the Board of Governors a revised budget of \$110 million for the design and construction of the proposed Math 4 building project. Barr and Eubanks. Carried.

10. UPDATE TO WORK PLAN AND ANNUAL REVIEW TERMS OF REFERENCE

Gamble provided an overview of this item to the committee; similarly to items 4 and 5 of the agenda, this item stems from discussions at the last meeting in May re: maintenance program and energy conservation efforts, where the committee had requested adding to the work plan an item on comprehensive sustainability program once per year with a view to report to the Board. Members agreed with the proposition to substitute the item on “Environmental sustainability practices in the context of campus planning and development activity” (May meeting) by that of “Comprehensive sustainability program” (October meeting), and with the current terms of reference remaining the same (“The committee is established for the following purposes: To oversee campus planning and development activity in the context of the Campus Master Plan and prudent environmental sustainability practices [...].) Gamble referred to the work in progress relative to governance review; proposed modification of 2022-2023 workplan; no concerns with shifting of comprehensive sustainability meeting to March.

Deferred maintenance review will be put on work plan, the committee’s expectation this being brought back to the committee’s attention in the next meetings.

11. EXECUTION AGAINST THE WORK PLAN

The document was received for information.

12. OTHER BUSINESS

There was no other business.

13. PROCEED INTO CONFIDENTIAL SESSION

The Committee convened in confidential session.

The Committee is scheduled to meet on Wednesday 18 January 2023, 1:00-3:00 p.m. via Teams.

13 October 2022

Alice Raynard
Associate University Secretary