CAPITAL PROJECTS
AND EXPANSION

A document on the development of the University of Manitoba’s Fort Garry Campus, Bannatyne Campus and Glenlea Research Station.

1877-2018
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ABSTRACT

A document on the development of the University of Manitoba’s Fort Garry Campus, Bannatyne Campus and Glenlea Research Station demonstrating the major capital projects and expansion.

The document shows the campus development history and campus development ‘boom’. A series of chronological maps highlight that more than 50% of campus development occurred between 1956 and 1972. The document demonstrates the campus development today and the increasing need for renewal in addition to current capital projects and expansion.
HISTORY

THE EARLY DAYS

As suggested by the Royal Commission on Education in 1924 “the story of higher education in Manitoba is the story of the provincial university.” The provincial university was established as The University of Manitoba in 1877 to examine and confer degrees for three church operated colleges – St. Boniface College (Roman Catholic Church), St. John’s College (Anglican Church), and Manitoba College (Presbyterian Church). Later in the 19th century, two more colleges were received into affiliation viz. The Manitoba Medical College in 1883, and Wesley College (Methodist Church) in 1888.

Since the instruction was given by affiliated colleges on their own premises, the University did not require any facilities initially. However, in 1890, it furnished rented rooms in the McIntyre Block on Main Street for the purpose of conducting examinations.

In 1892, the University’s Charter was amended to permit the University to teach in order to prevent a wasteful duplication of effort in the colleges. Through a co-operative arrangement among the colleges, the University began teaching Science in the McIntyre Block facilities in the same year. In 1898, however, a disastrous fire gutted the McIntyre Block destroying all University equipment and records. The science classes were temporarily re-housed in the Davis Block on Market and King Street.
HISTORY

THE UNIVERSITY AND THE AGRICULTURAL COLLEGE

The physical needs of the University grew rapidly within ten years of occupying the first building, as Arts and Engineering courses were added to the curriculum. Although additional facilities and a larger site were desirable, no aid was available from the provincial government which, in the meantime, has become heavily committed to the establishment of the Manitoba Agricultural College in 1903. In 1906, several buildings were erected for the Manitoba Agricultural College on a 100 acres site along the south bank of the Assiniboine River in Tuxedo (later the site of the Fort Osborne Barracks).

In 1907, the Manitoba Agricultural College was affiliated with the University, but this relationship was strained. In the same year an organization named the Tuxedo Park Company offered the University 150 acres just beyond the Agricultural College. This offer was considered and finally accepted in 1910 with the view to establishing a larger site.

While the University decided to move to this new site in Tuxedo, the Manitoba Agricultural College came to the conclusion that it needed more land. Rather than extend its holdings in Tuxedo, a new site was secured in St. Vital where the provincial government had purchased 600 acres in a bend of the Red River known as River Side Park (the present Fort Garry campus).
In 1911, clearing of the property began and new buildings were completed in 1912-1913 to house the Agricultural College. The new four million dollar facilities were considered to be magnificent with the red-brick and stone fire-proof buildings being grouped around a spacious quadrangle. With these new facilities nearing completion, the Agricultural College served its affiliation with the University in 1912. Although the University had now been committed to the development of the Tuxedo site, the provincial government wanted in the next year, 1913, to reunite it with the Agricultural College and deeded to it 113 acres on the point of the St. Vital site (Fort Garry).

Another plan for the University development at Fort Garry was suggested but no further commitments were made. The province was heavily indebted for the Agricultural College and with the outbreak of World War 1 in 1914 had not been able to continue with the construction of a Home Economics building.

This situation resulted in the University occupying space in the Old Law Courts Building and the Deaf and Dumb Institute on Sherbrook Street and Portage Avenue in addition to the building on the Broadway site. In 1917, two years after a change of government, the University became a provincial institution. It was no longer to be governed by a council appointed by the affiliated Colleges, but by a Board of Governors appointed by and responsible to the provincial government.
HISTORY

THE UNIVERSITY AND THE AGRICULTURAL COLLEGE

In 1919, the Board of Governors chose Tuxedo as the permanent site, as the current provincial government, in contrast to its predecessor, did not favour amalgamation with the Agricultural College even though affiliation had been re-established in 1916. As part of a new agreement with the Tuxedo developers, which called for specified development within seven years, the province constructed a new building for the Deaf and Dumb Institute on the Tuxedo property. At this stage, the province was burdened with debt for the new legislature building, and could not provide any further capital. Thus temporary emergency buildings were erected on the Broadway site to accommodate the flood of veterans of World War 1.

In 1923, a new government appointed a Royal Commission headed by Dr. Murray, President of the University of Saskatchewan, to investigate higher education in Manitoba.

The Commission recommended amalgamation of the two educational bodies, and for economic reasons, their unification on the Fort Garry site. In March 1924, by an Act of the Manitoba Legislature, the administration of the Manitoba Agricultural College was transferred to the Board of Governors of the University of Manitoba and the college became the Faculty of Agriculture and Home Economics of the University.
The site question was held up because the Tuxedo developers were suing the University and the province for failure to meet their commitment. The space problem became critical and in 1929, the university students demonstrated their anger in a march to the legislature. Finally, the province decided on the Fort Garry site as the permanent home, even though University officials favoured a downtown location. Settlement was made out of court with the Tuxedo developers.

THE UNIVERSITY AND THE MEDICAL COLLEGE

The Manitoba Medical College from its beginning in 1883 was affiliated with the University. First lectures in anatomy by faculty members, who received no remuneration for their services, were held in a cottage on Isabel Street. The first medical building was erected in 1884 at the corner of Kate Street and McDermot Avenue, and was financed with funds raised by the faculty members. Ten years later, the two-storey structure was expanded with the addition of the third floor.

In 1904, the Medical College acquired a parcel of land immediately west of the General Hospital extending from Emily Street to the east, Bannatyne Avenue to the north, and McDermot Avenue to the south (this way the beginning of the permanent site for the faculties of Medicine and Dentistry). On this new site, in 1905, the first section of a new project was erected and in January 1906 the Medical College moved to this location. In 1911, a second section to the south of the original building was added. Two years later a coach house was built.

Following the session of 1918-1919, the Manitoba Medical College ceased to exist as a separate institution for it made a gift of all of its assets to The University of Manitoba. In March 1921, it officially became the Faculty of Medicine of the University. In the same year, a new building known as Unit A was erected and in 1922, a new wing Unit B was added. These projects were financed largely by grants from the Rockefeller Foundation.
Administration Building

Taché Hall
Buller Building

Tier Building
HISTORY

EARLY STAGES OF THE FORT GARRY CAMPUS

A committee of the legislature made recommendation in 1929 that new buildings for the University should be erected at the Fort Garry site for senior years and that junior years should continue to use the Broadway site. Construction of the Arts (Tier) building at the Fort Garry site started in 1930, but the lack of funds delayed the start of the Science (Buller) building until 1931, when the Federal Government contributed to it as an unemployment relief project. Both buildings were occupied by the senior years of the Arts and Science in the fall of 1932, marking the beginning of a consolidation of the University buildings.

The depression, however, inhibited any further construction, even though the senior years of Architecture had moved to the site along with Arts and Science, followed by Engineering in 1933. During the same decade, the University leased land at the south-east corner of the campus to the Federal Department of Agriculture and at the west end of the campus to the Province of Manitoba. The Federal Government established a Rust Research Station, while the provincial government established a Fox Farm and Laboratory.
THE EFFECT OF THE SECOND WORLD WAR

When the second World War broke out in 1939, not only did the University students and staff participate in the armed forces or support services but also the University facilities were put into use as a training centre. The Residence building was taken over in October, 1940 for a navigation school, and in 1942, by agreement, the army constructed a number of buildings on the south side of campus. Several temporary huts and a concrete rifle range were built along with the rebuilding of an old roller skating rink as a Drill Hall acquired from the old River Park area in Winnipeg. To provide a cafeteria for students while the Residence was out of bounds, the University built Hut ‘J’ (later to become the first building for the Faculty of Education) with federal assistance.

The Residence was released to the University in August, 1945 and the University acquired the temporary buildings for a settlement of $10,000. The temporary buildings were refitted for classes and laboratories during the 1945-1946 term since the war veterans returning to university created another space crisis. More space was provided also when the old Stock Judging Pavilion was converted into the Agricultural Engineering building upon completion of a new pavilion in 1945. Accommodation for veterans was partially relieved by the construction of temporary housing clustered around central utility buildings.

Built by Central Mortgage and Housing Corporation and the Veterans’ Department, three of these “veterans’ villages” were located south of the Drill Hall, while a fourth one was built on the north part of campus. In 1947, a one-storey extension was added to the south wing of the Engineering building, while a major addition for the north side was planned and built by 1949.

In the same year, new horse and cattle barns were erected and the old barns were remodeled and converted into academic buildings for Plant Science, Soil Science, and the Provincial Veterinary Laboratory. Also in 1947, numerous alterations were made on the medical property to accommodate enlarged classes.

In 1948, in anticipation of buildings a Students’ Union Building, the University acquired a double hangar from the War Assets Corporation. While the policy of the provincial government in regard to University building projects was to handle the financial and the recording of construction costs within the provincial records, the Students’ Union Building was to be an exception. It was recorded in the accounts of the University and financed from public and graduate gifts, a provincial grant, and an interest free loan from the province repayable by the students through a special fee assessment of $3.00 per student. The project was under construction early in 1950.
THE 1950 FLOOD

In the spring of 1950, the Winnipeg area experienced a severe flooding of the Red River. The Fort Garry Campus was covered with flood water. While damage to the permanent buildings required a restoration of the basement areas only, the veterans’ villages were essentially destroyed and the floors of the unfinished Students’ Union Building including the gymnasium had to be rebuilt. The construction of a library building proposed for that year was delayed. In the fall, however, the junior years finally moved to the campus from the Broadway site. The new Library building got underway in 1951 and was ready on the occasion of the seventy-fifth anniversary of the University in 1952. Also in 1952, the Drill Hall was converted to a skating rink.

NEW ROLE IN CAPITAL DEVELOPMENT

As of 1955, the University assumed all responsibility for the initiation and construction of capital projects. Rather than handle the detail of the construction requirements, the province chose to provide capital grants to the University, the disposition of which was to be recorded in the University accounts. The construction of a new two-storey wing started on the Medical site behind the Pathology building and was completed in 1956 (the first academic building recorded in the accounts of the University under the new provincial policy). Later, on this site dentistry building was constructed for the new Faculty of Dentistry in 1958-1959.
At Fort Garry, the Agricultural Research building was undertaken in conjunction with the 50th anniversary celebrations of formal agriculture education. When this building was completed in 1957, the Fetherstonhaugh High Voltage Laboratory was nearing completion for the 50th anniversary of Engineering instruction at the University. This was followed by the construction of a new Architecture building which was opened in 1959.
1950 Flood - Fort Garry Campus

1950 Flood - Tier Building
1950 Flood - Quad

1950 Flood - Administration Building
'BOOM’

THE EXPANSION OF THE 1960’S

The beginning of a new decade marked the acceleration of the annual increase in enrollment for all faculties. To accommodate the resulting need for more facilities to handle the increasing population, the University embarked on a major building programme. A very successful Capital Funds Campaign produced 12 million dollars (on individual and corporate donations of 4 million dollars matched $2 for $1 by the province) and provided much of the financing for the programme. Academic buildings were added for all faculties as well as new residence and athletic facilities.
1904 BANNATYNE CAMPUS
The Medical College acquired a parcel of land and new site was secured west of the General Hospital extending from Emily Street to the east, Bannatyne Avenue to the north, and McDermot Avenue to the south now known as Bannatyne Campus.

1911 FORT GARRY CAMPUS
Major campus development began and new buildings were constructed to house the Agricultural College including the Administration Building in 1912.

1877 UNIVERSITY OF MANITOBA
On February 28, 1877 a bill passed to establish a Provincial University. The University of Manitoba (U. of M.) was formed by the federation of the three existing colleges - St. Boniface College, St. John’s College and the Manitoba College.

1910 FORT GARRY CAMPUS
The provincial government purchased 600 acres of land to meet the needs of the Agricultural College. A new site was secured in St. Vital along the Red River now known as the Fort Garry Campus.

1940-1941 WWII
WWII had a great effect on the U. of M.’s enrollment and presence of soldiers as the Army took over the Fort Garry residence. All fit 18-year-old male students were required to take six hours of military training a week.
1950 FLOOD

Water covered 1100 acres of the U. of M. campus for 29 days, leaving only a \( \frac{1}{4} \) acre visible.
At its peak, water reached depths of 22 inches on the road in front of the Administration Building.

1955-1956 CAPITAL PROJECTS AND EXPANSION

The U. of M. assumed all responsibility for the initiation and execution of capital projects and expansion.

1960’S BOOM

In 1960, there was a significant annual increase in enrollment for all faculties and the U. of M. embarked on a major campus development programme.

55% of the U. of M. buildings constructed in the last century were built between 1956 and 1972.

TODAY

As the U. of M. campuses continue to invest in new development to meet the needs of enrollment, there is an additional need to invest in the existing buildings built between 1956 and 1972 that are reaching the end of their building life cycle.
LEGEND

- - - Existing Building
- - - Existing Boundary
- - - New Building
- - - New Boundary
- - - Building Under Construction
- - - Fence
- - - Parking Lot (1900-1969)
- - - River
- - - Landscape
- - - Tree
- - - Road
- - - Berm/Ditch
- - - Walkway
- - - Railroad (1900-1966)
- - - Street Track (1900-1966)
- - - Parking Lot (1970-2018)
- - - Property Line

CAMPUS MAPS
PROJECT DIRECTORY

1  Administration
2  President’s House
3  Horticulture (Home Economics)
4  Chemistry / Physics (Geology)
5  Engineering
6  Dormitory
7  Dairy (Dairy Science)
8  Stock Judging Pavilion (Agricultural Engineering)
9  Horse Barn (Agriculture - East Wing)
10 Beef Cattle Barn (Agriculture - West Wing)
11 Poultry (Old Animal Science)
12 Brooding House
13 Poultry House No. 1
14 Poultry House No. 2
15 Fattening House
16 Poultry House No. 3
17 Swine Barn
18 Sheep Barn
19 Dairy Barn
20 Implement Shed
21 Power House
22 Foreman’s Cottage
23 Pump Station
24 Water Tower
25 Curling Rink
26 Skating Rink

1910-1914
PROJECT DIRECTORY

27  Rust Laboratory (Federal Government)
28  Arts (Tier)
29  Science (Buller)
PROJECT DIRECTORY

30  Rust Granary (Federal Government)
31  Rust Garage (Federal Government)
32  Home Management House
33  Maintenance Shop
34  Fox Farm Laboratory (Provincial Government)
35  Fox Farm Hospital (Provincial Government)
36  Small Cottage
37  Garage
38  Small Cottage
39-45 Small Buildings in Farmyard
(Not Shown Exact Locations Unknown)

1933-1940
PROJECT DIRECTORY

46  Farm House
47  Granary (Not Shown Exact Location Unknown)
48  Forest Insect Laboratory (Federal Government)
49  Hut ‘J’ (Old Education)
50  Hut ‘A’ (Engineering)
51  Hut ‘B’ (Engineering)
52  Hut ‘C’ (Engineering)
53  Hut ‘D’ (Drill Hall) (Rink)
54  Hut ‘E’ (Pharmacy)
55  Hut ‘F’ (Architecture)
56  Hut ‘G’ (Chemistry)
57  Hut ‘H’ (Chemistry Laboratories)
58  Hut ‘I’ (Home Economics Tea Room and Faculty Club)
59  Hut ‘K’ (Architecture and Interior Design)
60  Hut ‘L’ (Physics Laboratories)
61  Hut ‘M’ (Electricians and Painters’ Shop)
62  Hut ‘N’
63  Hut ‘O’ (Rifle Range)
64  Hut ‘P’ (Plant Science Garage)
65  Stock Judging Pavilion
66  Gilmour House (Constable’s Residence)
67  Gilmour Garage

1941-1945
PROJECT DIRECTORY

68 Veterans’ Village
69 Veterans’ Village
70 Veterans’ Village
71 Veterans’ Village
72 Fur Farm Breeding Shed (Provincial Government)
73 Rust Garage (Federal Government)
74 Forest Insect Laboratory No. 2 (Federal Government)
75 Engineering- South Wing
76 Engineering- North Addition

1946-1949
PROJECT DIRECTORY

9A Agriculture Addition - East Wing (Horse Barn)
10A Agriculture Addition - West Wing (Beef Cattle Barn)
54A Hut ‘E’ Addition
56A Hut ‘G’ Addition
60A Hut ‘H’ Addition
77 Home Economics Addition
78 U.M.S.U. Athletic Centre
79 Bookstore and Bus Depot
80 Library
81 Storage Sheds
82 Equipment Sheds
83 Gas Tank and Valve Housing
84 Storage Shed
85 Storage Shed
86 Farm Dwelling
87 Elevator
88 Swine Barn
89 Cattle and Horse Barn
90 Poultry Building
91 Hog Barn
92 Poultry Shed
93 Shed (Provincial Government)
94 Mink Pen (Provincial Government)
95 Mink Pen (Provincial Government)
96 Storage Building (Provincial Government)
97 Swine Barn (Federal Government)

1950-1952
PROJECT DIRECTORY

31  Rust Garage (Federal Government)
59A Hut ‘K’ Addition
98  Forest Insect Laboratory No. 3 (Federal Government)
99  Seed Vault (Federal Government)
100 Storage Building (Federal Government)
101 Greenhouse (Federal Government)
102 Implement Shed (Agricultural Equipment)
103 Seed Storage Building
104 Poultry Shed
105 Poultry Buildings
106 Geological Core Storage Building
107 Farm Buildings
108 Storage Shed

1953-1955
PROJECT DIRECTORY

109  Service Building (Federal Government)
110  Agricultural Research Station (Federal Government)
111  Chemistry Laboratory
112  Fetherstonhaugh High Voltage Laboratory
113  Agricultural Research Building
114  Dairy Barn
115  Beef Barn
116  Pumping Station

1956-1958
PROJECT DIRECTORY

21A  Power House (Oil Tanks)
78A  U.M.S.U. Addition
117  St. Paul’s College
118  St. John’s College
119  St. John’s College (Residence)
120  Allen Physics
121  Cyclotron
122  Parker Chemistry
123  Armes Lecture
124  Greenhouses (Federal Government)
125  Plant Science Equipment Building
126  Apiary
127  Isbister
128  Engineering- 1st Floor and 2nd Floor
129  Architecture (John A. Russell)
130  Garage (Dean of Agriculture)
131  Surplus Products Store
132  Fire Hall
133  Crop Research Building
134  Farm Dwelling
135  Farm Dwelling
136  Farm Dwelling
137  Farm Dwelling
138  Animal Science
139  Hydro Sub-Station (Manitoba Hydro)
140  Poultry Confinement
141  Poultry Equipment
142  Poultry Environment
143  Sheep Barn
144  Feed Mill
145  Animal Science Equipment Shed

1959-1961
PROJECT DIRECTORY

111  Operation and Maintenance Shops and Stores (Formerly Chemistry Laboratory)
115  Beef Barn Addition
121  Cyclotron
131  Surplus Products Store (New Location)
138  Animal Science
140  Poultry Confinement
146  Forestry Research Station (Federal Government)
147  Pharmacy
148  Education
149  Tennis Courts

1962
## PROJECT DIRECTORY

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<tr>
<td>29A</td>
<td>Buller (Animal House Addition)</td>
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<tr>
<td>74</td>
<td>Forest Insect Laboratory No. 2 (New Location)</td>
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<tr>
<td>79A</td>
<td>Bookstore Addition</td>
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<tr>
<td>80A</td>
<td>Library Addition</td>
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<tr>
<td>113A</td>
<td>Plant Science Greenhouse (Addition)</td>
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<tr>
<td>117A</td>
<td>St. Paul’s College (Addition)</td>
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<tr>
<td>121</td>
<td>Cyclotron</td>
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<tr>
<td>128A</td>
<td>Engineering Building (Addition)</td>
</tr>
<tr>
<td></td>
<td>(2 Floors to Centre Wing)</td>
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<tr>
<td>138</td>
<td>Animal Science</td>
</tr>
<tr>
<td>146</td>
<td>Forestry Research Station (Federal Government)</td>
</tr>
<tr>
<td>147</td>
<td>Pharmacy</td>
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<td>148</td>
<td>Education</td>
</tr>
<tr>
<td>150</td>
<td>Volatile Storage (Federal Government)</td>
</tr>
<tr>
<td>151</td>
<td>Mary Speechly Hall</td>
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<tr>
<td>152</td>
<td>Pembina Hall</td>
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<tr>
<td>153</td>
<td>Operation and Maintenance Stores</td>
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1963
PROJECT DIRECTORY

4    Geology Building (Alterations and Renovations)
21B  Power House (Oil Tanks)
29    Buller Building (Alterations and Renovations)
80A  Library Addition
117B St. Paul's College (Addition)
121   Cyclotron
151   Mary Speechly Hall
152   Pembina Hall
154   University College
155   University College Residence
156   Cereal Breeding Chamber (Federal Government)
157   Geological Core Storage Building (Extension)
158   St. Andrew's College
PROJECT DIRECTORY

148A Education (First Addition)
151 Mary Speechly Hall
152 Pembina Hall
153A Operation and Maintenance Stores (Addition)
154 University College
155 University College Residence
156 Cereal Breeding Chamber (Federal Government)
158 St. Andrew’s College
159 School of Art
160 School of Music
161 Swimming Pool
## PROJECT DIRECTORY

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<td>Parker Chemistry (4th Floor Addition)</td>
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<td>124A</td>
<td>Greenhouse (Federal Government)</td>
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<td>148A</td>
<td>Education (First Addition)</td>
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<tr>
<td>159</td>
<td>School of Art</td>
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<td>160</td>
<td>School of Music</td>
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<tr>
<td>161</td>
<td>Swimming Pool</td>
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<tr>
<td>162</td>
<td>Fletcher Argue</td>
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<td>163</td>
<td>Fletcher Argue Theatres</td>
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<td>164</td>
<td>New Engineering</td>
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<td>165</td>
<td>Food Science</td>
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PROJECT DIRECTORY

120A  Allen Physics (4th Floor Addition)
122A  Parker Chemistry (4th Floor Addition)
162   Fletcher Argue
163   Fletcher Argue Theatres
164   New Engineering
165   Food Science
166   University Stadium
167   Soil Science Equipment Shed
168   Plant Science Equipment Shed
PROJECT DIRECTORY

65    Stock Judging Pavilion (Alterations)
120A  Allen Physics (4th Floor Addition)
122A  Parker Chemistry (4th Floor Addition)
162   Fletcher Argue
163   Fletcher Argue Theatres
164   New Engineering
165A  Food Science (Addition of New Wing and Second Floor)
166   University Stadium
169   Zoology- Psychology (Duff Roblin)
170   Bookstore (Temporary)
171   Bus Stop (Temporary)
PROJECT DIRECTORY

117C  St. Paul’s College (Addition)
165A  Food Science (Addition of New Wing and Second Floor)
169   Zoology- Psychology (Duff Roblin)
172   Law (Robson Hall)
173   University Centre
174   Education (Second Addition)
175   Trailers
176   Trailers
177   Trailers
178   Trailers

1969 04
## PROJECT DIRECTORY

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<td>Food Science (Addition of New Wing and Second Floor)</td>
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<td>Zoology- Psychology (Duff Roblin)</td>
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<td>172</td>
<td>Law (Robson Hall)</td>
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<td>173</td>
<td>University Centre</td>
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<td>174</td>
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<td>179</td>
<td>Botany Greenhouse</td>
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<td>Agricultural Economics Annex</td>
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<td>Volatile Stores (Federal Government)</td>
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<td>182</td>
<td>Athletic Centre</td>
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<tr>
<td>184</td>
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PROJECT DIRECTORY

169  Zoology- Psychology (Duff Roblin)
172  Law (Robson Hall)
173  University Centre
182  Athletic Centre
186  North East Multi-Purpose Building
187  Central Cooling Plant
188  St. Paul’s Addition
189  St. John’s Addition
191  Federal Government Fresh Water Institute
192  Manitoba Department of Agriculture Research Station
193  MDM Core Storage
PROJECT DIRECTORY

182  Athletic Centre
186  North East Multi-Purpose Building
187  Central Cooling Plant
188  St. Paul’s Addition
189  St. John’s Addition
191  Federal Government Fresh Water Institute
192  Manitoba Department of Agriculture Research Station
333  Information Centre
PROJECT DIRECTORY

186  North East Multi-Purpose Building
187  Central Cooling Plant
188  St. Paul’s Addition
189  St. John’s Addition
191  Federal Government Fresh Water Institute
192  Manitoba Department of Agricultural Research Station
194  Power House Addition
195  Rh Fractionation Laboratory
196  Services Building Addition
197  Plant Science Greenhouse

04

1975
PROJECT DIRECTORY

194  Power House Addition
196  Services Building Addition
197  Plant Science Greenhouse
198  Day Care Centre Addition (Trailers)
199  Operations and Maintenance Building
     (Reconstructed After Fire Loss)
200  Earth Sciences (Trailers)
201  Earth Sciences- Prefab. Annex
202  Ion Source Hall
203  Administrative Studies (Study Space Annex)
204  Plant Science (Trailer)
205  Agricultural Engineering Annex
206  Poultry Cage Laying Building
207  Poultry Brooding and Growing Building
PROJECT DIRECTORY

205 Agricultural Engineering Annex
206 Poultry Cage Laying Building
207 Poultry Brooding and Growing Building
208 Addition to Dafoe Library
209 Bioassay Laboratory
   (Freshwater Institute Government of Canada)
PROJECT DIRECTORY

208  Addition to Dafoe Library
209  Bioassay Laboratory
     (Fresh Water Institute Government of Canada)
210  Plant Science (New Field Station)
211  Winter Sports Complex
263  Ceramics / Sculpture Building
33   Plant Science Pesticide & Fertilizer Storage
370  Storage Trailer (Carpentry Shop)
     (Not Shown Exact Location Unknown)
PROJECT DIRECTORY

156  Wallace Building
38   Plant Science Vegetable Storage
117  Drake Centre
316.1 Max Bell Centre Link
156.8 Tunnel- Wallace (Not Shown)
893  Tunnel- Tier (Not Shown)

1985-1989
PROJECT DIRECTORY

371  Campus Day Care Centre
21   T.K. Cheung Centre
604  Physical Plant Trailer A
     (Not Shown Exact Location Unknown)
899  Tunnel- Administration to Tché (Not Shown)
895  Tunnel- Powerhouse to Tché (Not Shown)
896  Tunnel- Tché to U.C. (Not Shown)
897  Tunnel- U.C. to Tché (Not Shown)
898  Tunnel- U.C. to Allen (Not Shown)
PROJECT DIRECTORY

11.1 Agriculture Building – East Block
315 Investors Group Athletic Centre
283 Helen Glass Centre for Nursing
284 Fort Garry Campus Parkade

1995-1999
FORT GARRY CAMPUS

2000-2018
PROJECT DIRECTORY

168  B Lot Trailers
26   CWB Grain Research Laboratory
205  C.A.S.T. Building
610  Physical Plant Compound Storage
981  135 Innovation Drive
983  137 Innovation Drive
235  McQuade Structures Lab
65   Straw Bale Building
988  100-78 Innovation Drive (TransGrid Solutions)
349  Arthur V Mauro Student Residence
894  Tunnel- Powerhouse to Arthur Mauro “SC” (Not Shown)
20   Crop Technology Centre

2000-2004
| 2005-2009 | 200-78 Innovation Drive (ITC) | 300-78 Innovation Drive (DMT) | 500-900 One Research Road (Multi-Tenant) | EITC-E2 | Environmental Safety Building | Richardson Centre | Migizii Agamik (Previous Aboriginal House) | Elizabeth Dafoe Library Storage Annex | St. John’s Robert B. Schultz Theatre | Welcome Centre | High Performance Computer Facility |
PROJECT DIRECTORY

980  150 Innovation Drive
984.2  500-900 One Research Road (Canola Breeder)
985  Event Centre
621  Generator Building – East
622  Generator Building – North
62  Sea-Ice Building
346  Pembina Hall Residence
343  Art Lab
609  Physical Plant Addition (Renovation)
308  Active Living Centre
PROJECT DIRECTORY

161  MIM
308  Active Living Centre
339  Tache Hall Addition (Renovation)
380  Bike Kiosk
62   Sea-Ice Building/Quonset Hut
372  Campus Day Care Centre (Addition)
238  Stanley Pauley Engineering Building
The Fort Garry Campus’ building names and numbers have changed with the development of the campus. The following directory (pages 91-93) and campus map (page 94) represent the Fort Gary Campus’ building names and numbers as they are known today.

DIRECTORY

610  Physical Plant Storage Bldg. #1
610  Outdoor Tennis Courts
803  Outdoor Soccer Fields
319  Winnipeg Soccer Complex
317  University Stadium
318  Physical Education Fieldhouse
320  Investors Group Field Storage Trailer
111  Fletcher Argue Building
321  Elizabeth Dafoe Library
81   Human Ecology
157  Buller Building
159  Fitzgerald Building
303  University Centre
331  Administration Building
232  Eitc E2
233  Eitc E3
261  Architecture 2
211  Education Building
201  Russell Building (John A.)
283  Helen Glass Centre
15   Animal Science/Entomology
311  Joyce Fromson Pool
14   Agriculture Lecture Block
380  Bike Kiosk
271  65 Dafoe Road- Catl
11   Agriculture Building
205  C.A.S.T. Building
12   Agricultural & Civil Engineering
235  Mcquade Structures Lab
237  Stanley Pauley Centre
27   Dairy Science
349  Mauro Student Residence (Arthur V. Mauro)
341  Tache Arts Complex
115  Tier Building
343  Artlab (Art Studio Building)
113  Isbister Building
20   Crop Technology Centre
621  East Generator Building
076  Storage Building
371  Campus Day Care Centre
147  St. Andrew’s College- U.M.F.A.
<table>
<thead>
<tr>
<th>Number</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>145</td>
<td>St. Paul's College</td>
</tr>
<tr>
<td>146</td>
<td>Sinnott Building</td>
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<td>141</td>
<td>St. John's College</td>
</tr>
<tr>
<td>156</td>
<td>Wallace Building</td>
</tr>
<tr>
<td>622</td>
<td>North Generator Building</td>
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<tr>
<td>153</td>
<td>Parker Building</td>
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<tr>
<td>603</td>
<td>Flood Pump House</td>
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<tr>
<td>353</td>
<td>Chancellor's Hall</td>
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<td>155</td>
<td>Machray Hall</td>
</tr>
<tr>
<td>165</td>
<td>High Performance Computer Centre</td>
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<td>167</td>
<td>Duff Roblin Building</td>
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<td>131</td>
<td>University College Lecture</td>
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<td>133</td>
<td>University College Residence</td>
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<td>251</td>
<td>Robson Hall</td>
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<td>37</td>
<td>Ellis Building</td>
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<td>617</td>
<td>Stores Building</td>
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<td>Physical Plant M.D.M. Core Storage</td>
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<td>117</td>
<td>Drake Centre</td>
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<tr>
<td>031</td>
<td>Honey House</td>
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<tr>
<td>32</td>
<td>Overwintering Building</td>
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<tr>
<td>39</td>
<td>Plant Science Field Station</td>
</tr>
<tr>
<td>040</td>
<td>Plant Science Seed Processing</td>
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<tr>
<td>041</td>
<td>Plant Science Garages</td>
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<tr>
<td>038</td>
<td>Plant Science Vegetable Storage Building</td>
</tr>
<tr>
<td>034</td>
<td>Canola Processing &amp; Storage</td>
</tr>
<tr>
<td>033</td>
<td>Pesticide &amp; Fertilizer Storage</td>
</tr>
<tr>
<td>231</td>
<td>Eict E1</td>
</tr>
<tr>
<td>988</td>
<td>100-78 Innovation Drive (Montris Medical)</td>
</tr>
<tr>
<td>987</td>
<td>200-78 Innovation Drive (Itc Centre)</td>
</tr>
<tr>
<td>986</td>
<td>300-78 Innovation Drive (Cic Centre)</td>
</tr>
<tr>
<td>981</td>
<td>300-78 Innovation Drive (Cic Centre)</td>
</tr>
<tr>
<td>983</td>
<td>135 Innovation Drive</td>
</tr>
<tr>
<td>980</td>
<td>137 Innovation Drive</td>
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<tr>
<td>991</td>
<td>150 Innovation Drive</td>
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<tr>
<td>979</td>
<td>Cangene Corporation</td>
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<tr>
<td>345</td>
<td>Richardson Centre</td>
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<tr>
<td>346</td>
<td>Pembina Hall</td>
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<td>615</td>
<td>Pembina Hall Student Residence</td>
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<tr>
<td>347</td>
<td>Central Energy Plant</td>
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<td>142</td>
<td>Mary Speechly Hall</td>
</tr>
<tr>
<td>985</td>
<td>Robert B. Schultz Lecture Theatre</td>
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<tr>
<td>984</td>
<td>Events Centre</td>
</tr>
<tr>
<td>984</td>
<td>Dmt</td>
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<tr>
<td>984</td>
<td>Basf</td>
</tr>
<tr>
<td>984</td>
<td>Coffee Shop</td>
</tr>
<tr>
<td>053</td>
<td>Monsanto</td>
</tr>
<tr>
<td>263</td>
<td>Soil Science Equipment Shed</td>
</tr>
<tr>
<td>605</td>
<td>Ceramics/Sculpture</td>
</tr>
<tr>
<td>065</td>
<td>Physical Plant Trailer ‘B’</td>
</tr>
<tr>
<td>062-064</td>
<td>Straw Bale Building - Alternative Village</td>
</tr>
<tr>
<td>050</td>
<td>Sea-Ice Research Site (Serf)</td>
</tr>
<tr>
<td>052</td>
<td>Poultry Cage-Laying</td>
</tr>
<tr>
<td>054</td>
<td>Poultry Service Building</td>
</tr>
<tr>
<td>322</td>
<td>Poultry Brooding</td>
</tr>
<tr>
<td>168</td>
<td>Library Storage Annex</td>
</tr>
<tr>
<td>321</td>
<td>Trailer- Parking Lot B</td>
</tr>
<tr>
<td>021</td>
<td>Psychological Services Centre</td>
</tr>
<tr>
<td>625</td>
<td>T.K. Cheung Animal Research Centre</td>
</tr>
<tr>
<td>016</td>
<td>Environmental Safety Building</td>
</tr>
<tr>
<td>273</td>
<td>Animal Science Equip. Shed</td>
</tr>
</tbody>
</table>
DIRECTORY (CONTINUED)

273 Music Annex One
25 Agriculture Building - Plant Science
26 Cwb Grain Research Laboratory
28 Dairy Barn Art Studio
047 Research Annex
315 Investors Group Athletic Centre
316 Max Bell Centre
215 Migizii Agamik (Bald Eagle Lodge)
143 St. John’s College Residence
161 Manitoba Institute Of Materials
151 Allen Building
152 Armes Lecture Building
154 Energy Research Laboratory
171 Botany Greenhouse
191 Biological Sciences Building
310 Extended Education
309 Frank Kennedy Centre
334 Welcome Centre
308 Active Living Centre
BANNATYNE CAMPUS

1904-2018
PROJECT DIRECTORY

451  Medical Services
461  Pathology Building
97   Basic Science Building
459  Medical Rehabilitation
    (Not Shown Exact Location Unknown)
401.1 Dentistry Building 1
457  Chown Building
401.2 Dentistry Building 2
103  Immunology Building
456  Basic Medical Sciences
401.3 Dentistry Building 3

1904-1989
PROJECT DIRECTORY

454  Brodie Centre
424  Bannatyne Campus Parkade
462  Apotex Centre

2010-2018
The Bannatyne Campus’ building names and numbers have changed with the development of the campus. The following directory and campus map represent the Bannatyne Campus’ building names and numbers as they are known today.

DIRECTORY

<table>
<thead>
<tr>
<th>Building Number</th>
<th>Building Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>401</td>
<td>Dentistry Building</td>
</tr>
<tr>
<td>424</td>
<td>Bannatyne Campus Parkade</td>
</tr>
<tr>
<td>451</td>
<td>Medical Services</td>
</tr>
<tr>
<td>454</td>
<td>Brodie Centre</td>
</tr>
<tr>
<td>456</td>
<td>Basic Medical Sciences</td>
</tr>
<tr>
<td>457</td>
<td>Chown Building</td>
</tr>
<tr>
<td>459</td>
<td>Medical Rehabilitation</td>
</tr>
<tr>
<td>461</td>
<td>Pathology Building</td>
</tr>
<tr>
<td>462</td>
<td>Apotex Centre</td>
</tr>
</tbody>
</table>
The Glenlea Research Station is located on Highway 75, approximately 20 km south of the University of Manitoba Fort Garry campus. Glenlea was officially opened in June 1966 by then-premier Duff Roblin. The area consists of nine river lots which, when purchased in 1962, had comprised three separate farms. The station is operated by the Faculty of Agricultural and Food Sciences with financial support from Manitoba Agriculture and the University of Manitoba.

There are approximately 500 hectares of land partitioned into three main areas by Highway 75 and the railway line. East of Highway 75 are the livestock facilities, dairy pastures and plot areas for Plant Science, Soil Science and Entomology. West of Highway 75 is an area of approximately 400 hectares which is divided into 14 fields, including plot lands for the Long Term Manure & Crop Management Field Laboratory, the Trace Gas Manitoba (TGAS MAN) Greenhouse Gas Field Emission Site and the Glenlea Long Term Crop Rotation Study.

The Red River forms the eastern boundary of the research station. The building area site adjacent to the river is protected by a dike, now approximately two meters higher than the 1997 flood levels.

The main livestock barns utilized by the Department of Animal Science are located on the station and include a 60-cow dairy unit, a swine unit comprised of a 130-sow farrow-to-finish swine barn, and a beef feedlot. Also located on the station are a feed processing facility, an office building, machine shop, equipment and grain storage facilities, and housing for some of the on-site emergency response staff. An off-site research barn is located on the west side of Highway 75. Bioproducts processing and manure composting facilities funded by Western Economic Diversification industry enable investigations of methods to effectively use livestock manure.

1965-2018
PROJECT DIRECTORY

1. Storage Shed (Existing)
2. Administration Building
3. Sewage Treatment Plant
4. Residence ‘A’
5. Residence ‘B’
6. Residence ‘C’
PROJECT DIRECTORY

7 Granaries
8 Dairy Barn
9 Implement Shed
PROJECT DIRECTORY

10  Swine Barn
11  Beef Barns
12  Hay Shed
13  Residence ‘D’
PROJECT DIRECTORY

7A  Additional Granaries

1968
PROJECT DIRECTORY

14  Residence ‘E’
15  Manure Shed

1969
PROJECT DIRECTORY

7B  Additional Granaries
11A  Beef Barn Addition (from campus)
12A  Addition to Hay Shed
PROJECT DIRECTORY

16   Methane Unit
17, 18, 19  Seed Cleaning Complex
20   Trailers, Astronomy
21, 22  Astronomy Units
# PROJECT DIRECTORY

<table>
<thead>
<tr>
<th>Project Code</th>
<th>Project Name</th>
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</thead>
<tbody>
<tr>
<td>502</td>
<td>Beef Facility</td>
</tr>
<tr>
<td>503</td>
<td>Beef Barn A</td>
</tr>
<tr>
<td>504</td>
<td>Beef Barn B</td>
</tr>
<tr>
<td>506</td>
<td>Garage</td>
</tr>
<tr>
<td>508</td>
<td>Swine Barn- Alternative</td>
</tr>
<tr>
<td>511</td>
<td>Swine Barn- Conventional</td>
</tr>
<tr>
<td>515</td>
<td>Sewage Shed</td>
</tr>
<tr>
<td>518</td>
<td>Solid Manure Storage</td>
</tr>
<tr>
<td>543</td>
<td>Glenlea Garage Three</td>
</tr>
<tr>
<td>561</td>
<td>Hay Storage Structure</td>
</tr>
<tr>
<td>563</td>
<td>Mechanical Equipment Shed</td>
</tr>
<tr>
<td>564</td>
<td>Glenlea Farm Education Centre</td>
</tr>
<tr>
<td>565</td>
<td>Compost Research Facility</td>
</tr>
<tr>
<td>570</td>
<td>Wildlife Administration Building</td>
</tr>
<tr>
<td>571</td>
<td>Wildlife Clinic Building</td>
</tr>
<tr>
<td>580</td>
<td>Antibiotic Free Facility AIAO</td>
</tr>
<tr>
<td>590</td>
<td>Psychology Observation</td>
</tr>
<tr>
<td>591</td>
<td>Storage Shed</td>
</tr>
</tbody>
</table>

2010-2018
The Glenlea Research Station's building names and numbers have changed with the development of the campus. The following directory and campus map represent the Glenlea Research Station's building names and numbers as they are known today.

DIRECTORY

501  Administration Building and Workshop
502  Beef Facility
503  Beef Barn A
504  Beef Barn B
506  Garage
507  Dairy Barn and Feed Shed
508  Swine Barn
510  Scale Shack
511  Swine Barn
514  Machine Storage Shed
515  Sewage Shed
518  Solid Manure Storage
521  Farm Residence #1
522  Farm Residence #2
523  Farm Residence #3
524  Farm Residence #4
525  Farm Residence #5
529  Sewage Treatment Plant
541  Glenlea Garage One
542  Glenlea Garage Two
543  Glenlea Garage Three
      (Not Shown - Exact Location Unknown)
544-545 Hopper Granaries
546-555 Granaries
556-559 Hopper Granaries
560  Feed Mill
561  Hay Storage Structure
563  Mechanical Equipment Shed
564  Glenlea Farm Education Centre
565  Compost Research Facility
530  Astronomical Dome
      (Not Shown - Exact Location Unknown)
536  Mobile Building Unit K
537  Mobile Unit
570  Wildlife Administration Building
571  Wildlife Clinic Building
572  Wildlife Bird Enclosure
580  Antibiotic Free Facility AIAO
      (Not Shown - Exact Location Unknown)
590  Psychology Observation
591  Storage Shed

2018
FCI is used as a key performance indicator as part of a strategic assessment process. When assessing the relative condition of university facilities, the age profile of our campus indicates a wave of foreseeable increased maintenance costs. Major building components are typically known to reach the end of their useful life after 25 years, while high risk reliability issues become apparent after 50 years.

Asset record data indicates that more than 50% of university campus buildings constructed in the last century were built between 1956 and 1972. This large group of buildings was built during an era when construction quality was lower and building regulations were less stringent than they are today.

The lower quality construction causes a need for renewal earlier on in the building’s life cycle and a majority of systems are now at or near the end of their service life. Decaying building systems include windows, roofs, interior finishes, plumbing, electrical, and heating / cooling / ventilation equipment.

While preventative maintenance has greatly extended the life of these systems, they are in need of extensive renewal to restore them up to an acceptable condition equivalent to the originally intended capacity or meet the requirements of current codes & regulations.
The University of Manitoba must balance a multitude of competing deferred maintenance priorities with limited resources. As the University continues to grow and develop, the need to make sustainable, well-timed infrastructure investments is essential to mitigate potential impacts to our facilities. Presently the portfolio has greater than 6,600,000SF of building assets and the average building age is 44 years old.

The University buildings have a Facilities Condition Index (FCI) value of 0.10 which is on the border line of Fair to Poor for a condition rating. This represents a FCI requirements value of $270 Million over the Current Replacement Value (CRV) of $2,750 Million.

Due to historical inputs, the University’s civil infrastructure is not presently included in the database. Based on industry standard guidelines these components would account for an additional 20% increase to the listed requirements. Over the next two years, the University will be populating the civil infrastructure components into the FCI database. The University’s FCI ranking is aligned with the average FCI ranking of other U15 institutions.
FACILITY CONDITION INDEX

The Facility Condition Index (FCI) is an industry-standard index that measures the relative condition of a facility by considering the costs of deferred maintenance and repairs as well as the value of the facility. FCI allows condition benchmarking between facilities of unequal size and composition, both within and among institutions. The University utilizes asset management software (VFA Facility) as a tool to manage facility requirements, establish FCI ratings, and informing the capital planning process.

Total FCI (for Multiple Assets) is calculated as the sum of the Deferred Maintenance costs of selected assets divided by the sum of their Current Replacement Value.

\[
\text{FCI} = \frac{\text{Deferred Maintenance Deficiencies (DMD)}}{\text{Current Replacement Value (CRV)}}
\]

<table>
<thead>
<tr>
<th>Year</th>
<th>FCI</th>
<th>Condition</th>
</tr>
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<tbody>
<tr>
<td>2018</td>
<td>0.10</td>
<td>Fair Condition</td>
</tr>
<tr>
<td>2012</td>
<td>0.11</td>
<td>Poor Condition</td>
</tr>
<tr>
<td>2009</td>
<td>0.13</td>
<td>Poor Condition</td>
</tr>
<tr>
<td>2006</td>
<td>0.14</td>
<td>Poor Condition</td>
</tr>
</tbody>
</table>

Fort Garry Campus

Bannatyne Campus

Fort Garry Campus
TODAY

FACILITY CONDITION INDEX

The FCI has improved in recent years as a result of investment in renewal and renovation projects reducing a number of facility requirements, as well as the increase of the CRV with the addition of new buildings (Art Lab, Tache, Active Living Centre) combined with the demolition of older deteriorating buildings (Old Basic Sciences, Music Annex).

As noted, the Facilities Condition Index currently tracks the condition of University buildings, thus the civil infrastructure to support the campus must be commented on separately.

Presently, there are active renewal plans in place, or are currently being developed for roadways, site lighting and water mains. As well, our recent electrical service and emergency power capacity issues have pushed these components to the forefront. Other major areas of focus in the near term will be riverbank stabilization, outfall assessment and upgrade needs, as well as future renewal and growth capacity of the central energy plant.
### UNIVERSITY OF MANITOBA REQUIREMENTS

<table>
<thead>
<tr>
<th>CAMPUS</th>
<th>SIZE (SQ.FT.)</th>
<th>CRV ($)</th>
<th>FCI COST ($)</th>
<th>FCI</th>
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</thead>
<tbody>
<tr>
<td>Bannatyne Campus</td>
<td>1,078,301</td>
<td>$489,795,221</td>
<td>$52,301,995</td>
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<tr>
<td>Fort Garry Campus</td>
<td>5,323,925</td>
<td>$2,052,706,667</td>
<td>$200,538,262</td>
<td>0.10</td>
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<tr>
<td>Off-Campus</td>
<td>200,643</td>
<td>$35,887,512</td>
<td>$1,062,748</td>
<td>0.03</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>6,602,869</strong></td>
<td><strong>$2,578,389,400</strong></td>
<td><strong>$253,902,965</strong></td>
<td><strong>0.10</strong></td>
</tr>
</tbody>
</table>

### REPLACEMENT VALUE OF U. OF M. ASSETS

- $36M - Currently Critical (1yr)
- $490M - Bannatyne Campus
- $774M - Infrastructure
- $36M - Off Campus

### FORT GARRY CAMPUS REQUIREMENTS

- $36M - Currently Critical (1yr)
- $40M - Potentially Critical (2yr)
- $123M - Necessary (Not Critical Yet) (5yr)
- $103 - Recommended
- $6.5 - Does Not Meet Current Codes / Standards
TODAY

INFRASTRUCTURE IMPROVEMENTS

Several of the University’s existing buildings and infrastructure are nearing the end of their life span. In many cases, structures have undergone numerous renovations and upgrades throughout their history. As a result of recent Building Condition Assessments, it is evident that basic repairs to extend the life of specific buildings would incur costs that are well beyond annual maintenance budgets.

In addition to the significant investment related to the infrastructure at the Fort Garry Campus, major challenges for the University in the coming 5 to 10 years will be the need to renew the mechanical and electrical systems of our 60’s and 70’s buildings (roughly 40% of our gross building area) with special emphasis on the extensive system wide renovations required for our laboratory buildings like Basic Medical Science, Parker, Allen, Ellice, and Animal Science.

As noted in the chart below, approximately fifty-five percent of our campus buildings were constructed between 1956 and 1972 and therefore have major systems and components that are at, or nearing end of life. These significant requirements will start to dramatically increase our FCI value unless capital renewal is pro-actively planned for and funded.
BUILDING AREA BY YEAR

55% of the buildings on campus were constructed between 1956 and 1972.

FUNDING TO MAINTAIN CURRENT FCI OF 0.1

The graph below indicates the funding requirements to maintain a FCI of .10 over a 20 year planning horizon.
REFERENCES & IMAGES

REFERENCES


Architectural and Engineering Services. L:\A&E\Buildings\802 Roadway\S Archive

Architectural and Engineering Services. L:\A&E\Buildings\000 Campus Site Services

IMAGES


The University of Manitoba Archives and Special Collections. https://libguides.lib.umanitoba.ca/archives

Architectural and Engineering Services. L:\A&E\Buildings\000 Archive Record\Building Inventory Binder\Photos

Google Maps. https://www.google.ca/maps

APPENDIX