



MEMO

Re: Building Condition Assessments

Date: October 1, 2025

University of Manitoba has engaged an external Consultant (Roth IAMS) to complete Building Condition Assessments (BCAs) on designated UofM buildings. Assessments are part of a multi-year plan to update building condition data and enhance the capital planning process.

BCAs are expected to take place from August 5, 2025, through November 27, 2025. A tentative schedule for 2025 assessments is attached. Schedule is subject to change depending on the progress of assessments.

While on-site the Assessment Team will be collecting data on all architectural, structural, mechanical, and electrical systems. Assessors will require access into various rooms and service spaces to gather a representative sample of building conditions.

Assessors will be wearing a name badge and taking photos of building elements to support the information gathered and have been instructed to exclude the public from photos. Assessors will have the necessary cards, keys, and security contacts to access most spaces.

Regards,

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25090_U of Manitoba 2025 BCA Site Visit Schedule								
Trips	Asset #	Name	Address	Estimated Year of Construction	Estimated sq/ft	Assessment Dates	Days	Tentative Start Time
Trip 1	11	Agriculture	66 DAFOE ROAD	1958	57,088	Tuesday, Aug 05, 2025	Day 1	8:30 AM
	27	Dairy Science	112 DAFOE ROAD	1914	11,610	Tuesday, Aug 05, 2025	Day 1	TBD
	11.1	Agriculture - East Block (1996)	66 DAFOE ROAD	1996	34,519	Wednesday, Aug 06, 2025	Day 2	8:30 AM
	12	Agricultural and Civil Engineering	96 DAFOE ROAD	1914	19,903	Wednesday, Aug 06, 2025	Day 2	TBD
	339	Tache Arts Complex - T2 (2017)	150 DAFOE ROAD	2017	85,820	Thursday, Aug 07, 2025	Day 3	8:30 AM
	343	ARTlab	180 DAFOE ROAD	2011	68,419	Friday, Aug 08, 2025	Day 4	8:30 AM
Trip 2	341	Tache Arts Complex	150 DAFOE ROAD	1914	150,932	Monday, Aug 25, 2025	Day 1	8:30 AM
	896	Tunnel - Tache north to U. Centre/Admin Tunnels (Central-South Service)	150 DAFOE ROAD	1991	4,880	Tuesday, Aug 26, 2025	Day 2	8:30 AM
	115	Tier	173 DAFOE ROAD	1932	73,467	Wednesday, Aug 27, 2025	Day 3	8:30 AM
	113	Isbister	183 DAFOE ROAD	1961	61,088	Thursday, Aug 28, 2025	Day 4	8:30 AM
	235	McQuade Structures Lab	102 DAFOE ROAD	2003	13,593	Friday, Aug 29, 2025	Day 5	8:30 AM
Trip 4	28	Dairy Barn Art Studio	21 SERVICE STREET 3S	1914	14,596	Monday, Oct 06, 2025	Day 1	8:30 AM
	26	CWB Grain Storage Research	12 SERVICE STREET 3S	2000	16,847	Monday, Oct 06, 2025	Day 1	TBD
	117	Drake Centre	181 FREEDMAN CRESCENT	1987	147,994	Tuesday, Oct 07, 2025	Day 2	8:30 AM
	117	Drake Centre	181 FREEDMAN CRESCENT	1987	147,994	Wednesday, Oct 08, 2025	Day 3	8:30 AM
	331	Administration	66 CHANCELLORS CIRCLE	1914	53,642	Thursday, Oct 09, 2025	Day 4	8:30 AM
	31	Honey House	244B Freedman Cres	1961	1,176	Thursday, Oct 09, 2025	Day 4	TBD
	322	Elizabeth Dafoe Library Storage	64 SERVICE ROAD, 3N	2008	12,886	Friday, Oct 10, 2025	Day 5	8:30 AM
	47	Research Annex	22 SERVICE STREET 3S	1945	2,668	Friday, Oct 10, 2025	Day 5	TBD
Trip 5	981	135 Innovation Drive	135 Innovation Drive	2002	30,140	Monday, Oct 20, 2025	Day 1	8:30 AM
	980.2	150 Innovation Drive (RTDS) - Addition (Shell Only 2022)	100 Innovation Drive	2022	13,993	Monday, Oct 20, 2025	Day 1	TBD
	990	Smartpark Innovation HUB	100 Innovation Drive	2019	75,068	Tuesday, Oct 21, 2025	Day 2	8:30 AM
	984.1	500-900 One Research Road (Multi-Tenant)	850 One Research Road	2005	71,260	Wednesday, Oct 22, 2025	Day 3	8:30 AM
	983	137 Innovation Drive	137 Innovation Drive	2003	29,026	Thursday, Oct 23, 2025	Day 4	8:30 AM
	980.1	150 Innovation Drive (RTDS) (2010)	150 Innovation Drive	2010	24,642	Thursday, Oct 23, 2025	Day 4	TBD
	985	100 - One Research Road (Event Centre)	100 - One Research Road	2011	7,043	Friday, Oct 24, 2025	Day 5	8:30 AM
	986	300-78 Innovation Drive (DMT)	300-78 Innovation Drive	2005	5,086	Friday, Oct 24, 2025	Day 5	TBD
	987	200-78 Innovation Drive (ITC)	200-78 Innovation Drive	2005	19,032	Friday, Oct 24, 2025	Day 5	TBD
	988	100-78 Innovation Drive (TransGrid Solutions)	100-78 Innovation Drive	2004	9,028	Friday, Oct 24, 2025	Day 5	TBD
Trip 6	617	Stores Building	79 FREEDMAN CRESCENT	1960	21,781	Monday, Oct 27, 2025	Day 1	8:30 AM
	32	Overwintering Bee House	244A FREEDMAN CRESCENT	1967	901	Monday, Oct 27, 2025	Day 1	TBD
	33	Plant Science Pesticide & Fertilizer Storage	264F FREEDMAN CRESCENT	1980	288	Monday, Oct 27, 2025	Day 1	TBD
	34	Plant Science Canola Processing and Storage	264E FREEDMAN CRESCENT	1967	576	Tuesday, Oct 28, 2025	Day 2	8:30 AM
	35	Plant Science Equipment Storage (Pole Shed)	264G Freedman Crescent	1967	1,250	Tuesday, Oct 28, 2025	Day 2	TBD
	38	Plant Science Vegetable Storage (Horticulture Storage)	264 D FREEDMAN CRESCENT	1986	1,548	Tuesday, Oct 28, 2025	Day 2	TBD
	40	Plant Science Seed Processing	264B FREEDMAN CRESCENT, WINNIPEG	1967	5,433	Tuesday, Oct 28, 2025	Day 2	TBD
	41	Plant Science Garages	264C FREEDMAN CRESCENT	1967	3,689	Wednesday, Oct 29, 2025	Day 3	8:30 AM
	339.1	Tache Arts Complex - Desautels Concert Hall Addition (2023)	150 DAFOE ROAD	2023	22,507	Wednesday, Oct 29, 2025	Day 3	TBD
	370	Storage Trailer (Carpentry Shop)	89 FREEDMAN CRESCENT	1980	2,016	Wednesday, Oct 29, 2025	Day 3	TBD
	891	Tunnel - CEP to Ellis - (South Service - 5 Sections)	33 MACLEAN CRESCENT	1971	14,336	Thursday, Oct 30, 2025	Day 4	8:30 AM
	894	Tunnel - CEP to Arthur Mauro (South-Centre Service)	33 MACLEAN CRESCENT	2004	791	Thursday, Oct 30, 2025	Day 4	TBD
	895	Tunnel - CEP to Tache (South-East Service)	33 MACLEAN CRESCENT	1991	4,227	Thursday, Oct 30, 2025	Day 4	TBD
	621	East Generator	210 Dafoe Rd	2011	1,387	Friday, Oct 31, 2025	Day 5	8:30 AM
	893	Tunnel - Tier to ARTlab	173 DAFOE ROAD	1987	2,273	Friday, Oct 31, 2025	Day 5	TBD
	605	Physical Plant Trailer B	50 Service St 1S	1975	702	Friday, Oct 31, 2025	Day 5	TBD
Trip 7	111	Fletcher Argue	15 CHANCELLORS CIRCLE	1967	91,892	Monday, Nov 24, 2025	Day 1	8:30 AM
	321.1	Elizabeth Dafoe Library 1 (1951)	25 CHANCELLORS CIRCLE	1951	94,099	Tuesday, Nov 25, 2025	Day 2	8:30 AM
	321.3	Elizabeth Dafoe Library 3 (1979)	25 CHANCELLORS CIRCLE	1979	48,872	Wednesday, Nov 26, 2025	Day 3	8:30 AM
	899	Tunnel - Gillson St. To 66 Chancellors Circle (Central Service)	66 CHANCELLORS CIRCLE	1991	2,650	Wednesday, Nov 26, 2025	Day 3	TBD
	321.2	Elizabeth Dafoe Library 2 (1962)	25 CHANCELLORS CIRCLE	1962	57,401	Thursday, Nov 27, 2025	Day 4	8:30 AM
	263	Ceramics and Sculpture	47 SERVICE ROAD 1S	1983	12,763	Thursday, Nov 27, 2025	Day 4	TBD