

## Heritage Guelph – University of Guelph Historic Building Condition Review

UofG Board of Governors Meeting Minutes Jan 22, 2025 – Campus Capital Renewal Notes (Page 72-75)

### Overview

The University facilities inventory consists of more than 6.1 million ft<sup>2</sup> of net assignable space situated within approximately 150 buildings. With a weighted average building age of 51 years, significant ongoing reinvestment is essential to ensure that facilities remain in a good state of repair to advance the University’s mission and strategic plan. Keeping track of the overall condition of buildings and site infrastructure is paramount to a responsible asset management strategy. The condition of university facilities is measured and monitored using an integrated capital planning and asset management software solution (RothIAMS SLAM).

Condition	Good	Fair	Poor	Critical	Crisis
FCI Range	0% ≥ FCI > 10%	10% ≥ FCI > 15%	15% ≥ FCI > 30%	30 ≥ FCI > 60%	FCI ≥ 60%
<b>No of Buildings</b>	46	10	34	68	8
<b>Heritage Part IV Designated</b>			Massey Hall (MASS-024)	President’s House (PRES-005) Alumni House (AH-066)	
<b>Historically Significant</b>	Reynolds Building (REYN-026), 3% Macdonald Hall (MAC-001), 9%	Creelman Hall (CRLM-007), 14%	Food Science (FS-038), 16% Drew Hall (DREW-010), 23% Mills Hall (MILL-008), 26% Watson Hall (WATS-004), 28%	OVC Main Building (OVCM-039), 31% Macdonald Institute (MINS-001), 33% Macdonald Stewart Hall (MACS-023), 34% Bullring Pub (BULL-017), 37% Johnston Hall (JHNNH-011), 42% Zavitz Hall (ZAV-021), 45% Central Animal Facility (CAF-012), 46% Graham Hall (GRHM-032), 47% Day Hall (DH-016), 50% Raithby House (RAIT-022), 54% JD MacLachlan Building (MCLN-025), 56% War Memorial Hall (WMEM-009), 59%	DM Rutherford Family Conservatory (RFCV-029) >100%

Condition	Good	Fair	Poor	Critical	Crisis
	Horse Arena (HRSA-130) Nokom's House (NKH-189) Varsity Field (Rugby Field) (214) Main Diamond (219) Gryphons Soccer Complex (220) Bedrock Aquifer Field Facility (BAFF-223) Morwick Groundwater Research Institute (224) Raithby Green Bike Shelter (230) Arboretum Gazebo (239) Honey Bee Research Centre (HBRC-245) Guelph Centre For Urban Organic Farming (246) Henry Kock Propagation Centre (247) GTI G.M. Frost Research And Information Centre (GTIFR-502) OVC Enhanced Clinical Learning Addition (LLC-030) The Portico (078) Guelph Turfgrass Institute Maintenance Building (GTIMT- nnn) Zoology Storage Shed (194)	OVC Comparative Clinical Research Facility (CCRF-175) Biodiversity Institute of Ontario (BIO-138) JC Taylor Nature Interpretive Centre (NC-238) South Residences (SRES-072) OVC James Archibald Small Animal Clinic (JASAC-044) Guelph Gryphons Athletics Centre (AC-050) Gryphon Centre (GRC-075) Header House/Greenhouses (HHGH-083) Trent Building (TRNT-059)	Central Utilities Plant (CUP-055) Chemical Management Centre (CMC-137) Zoology Annex #2 (ZOOB-035) Lennox / Addington Hall (LENN-172) 480 Stone Road East (480S-133) OVC Former VMI Building (FVMI-046) Equine Manure Holding Facility (EMHF-124) Food Science Addition (FSA-088) Second Cup Property (363G-242) Grant House (GH-101) Summerlee Science Complex (SSC-140) 346 Gordon Street (346G-116) Research Park Centre (RPC-240) 11 University Ave. East Garage (11UN-156) East Residence (ERES-180) OVC Hazardous Storage Building (HSB-096)	OVC Main Building Extension (OVCM-003) The Edmund C. Bovey Laboratory Building (ECBL-081) Plant Growth Facilities Building (PGFB-082) Federal Building Annex (FEDA-084) Hagen Aqualab (HAQL-091) Research Innovation (RI-092) OVC Gnotobiotic Laboratory (GLAB-095) 11 University Avenue East (11UN-111) Macdonald Stewart Hall Addition (MACS-112) Equine Sports Medicine and Reproduction Centre (ESRC-123) Child Care Centre – Portable (CCCP-129) Townsend House (TH-131) Tucker Barns (Grounds Nursery Office) (TB-132) Institute for Critical Studies (ICS-151) President's House Garage (PRES-155) University Centre (UC-158) 22 University Avenue East (22U-122) 5 College Ave W Garage (5COL-163) 5 University Avenue East (5UN-164)	BioControl Building (BIOOC-150) Housekeeping Building (HSKP-061) University Ave Garage (9UN-251) Aboretum Information Booth (ARBI-233) Townsend House Butler Buildings (THBB-234) Grounds Storage Garage (GRDS-176)

Condition	Good	Fair	Poor	Critical	Crisis	
	Hilton Centre (GTIHC-231) Gryphon Field House (GFH-099) Wild Ontario Facility (WILD-244) Thermal Energy Storage System Pump House (TESP-401) Centre for Biodiversity Genomics (GLAB-135) Maintenance Storage Building (MNTS-152) East Village Townhouse Complex (EVTC-181) Alexander Hall (ALEX-031) Thermal Energy Storage System Tank (TEST-400) Production Animal Isolation Unit (PAIU-146) MacKinnon Extension (MCKN-154) East Village Townhall (EVTB-186) OVC Pathobiology / Animal Health Lab Building (PAHL-089) Generator Building (GENB-056) OVC Large Animal Isolation Unit (LAIB-090) Lambton Hall (abcd-LMBT)		23 University Avenue East (23UN-170) Child Care and Learning Centre (CCLC-125) MacNaughton Building (MACN-073) Crop Science Greenhouse (CRSG-079) Vehicle Services Building (VSER-054) McLaughlin Library (MLIB-071) Hales-Mckay Arboretum Shelter (ARBS-193) Canadian Research Institute for Food Safety (CRIFS-043) 490 Stone Road East (490S-134) 25 University Avenue East (25UN-171) 31 University Avenue East (31UN-157) Harrison House (GTIHH-102) The Edmund C. Bovey Administration Building (ECBA-080)	PR Storage Building 2 (EBP-167) 27 University Avenue East (27UN-169) OVC Clinical Research (CRB-174) Community Engaged Scholarship Institute (CFWW-182) O.V.C. Main Animal Holding (MAH-183) 5 College Avenue West (5COL-185) 29 University Avenue East (29UN-187) Arboretum Storage Shed #1 (ARB1-190) Arboretum Storage Shed #2 (ARB2-192) Fielding House (FIELD-196) 7 University Avenue East (7UN-199) OAC Centennial Arboretum Centre (ARB-232) Geosyntec Building (130S-241) Wellington Woods (WW-250) Header House - Portable #1 (HHP1-350) Header House - Portable #2 (HHP2-351) Blackwood Hall (BWH-014) H.L. Hutt Building (HUTT-028) Dairy Barn (DAIR-037) OVC Biomedical Science (BMED-040) OVC Stewart Building (SB-045) MacNabb House (MNH-047)		

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Condition	Good	Fair	Poor	Critical	Crisis
	Clinical Skills Building (CSB-147) Alumni Stadium (STDM-178) OVC Hill's Pet Nutrition Primary Healthcare Centre (PHC-093) Student Family Housing (SFH-300) Tri-Library Facility (TRIL-503) Compost Storage Building (COM-097) John T. Powell Building (JTP-160) Richards Building (RICH-018) Albert A. Thornbrough Building (THRN-159) Macdonald Hall (MAC-002) 1 College Avenue West (1COL-243) Well Head Shed (WHS-188) Rozanski Hall (ROZH-142)			Federal Building (FEDB-048) OVC Mona Campbell Centre for Animal Cancer (ANCC-049) Landscape Architecture (LA-051) Old Fire Hall Building (FIRE-053) Maintenance Bldg #2 (MNT2-057) Maintenance Bldg #1 (MNT1-058) J.C. Hersey Building (HERS-060) Maids Hall (MAID-062) MacKinnon Building (MCKN-068) Crop Science Building (CRSC-069) Animal Science and Nutrition (ANNU-070) OVC Lifetime Learning Centre (LLC-077)	

GUELPH HERITAGE REGISTER - Addendum: University Properties				As of September 2022
Designated	Part IV	Part V	Name	UofG Assessment Jan 2025
			Johnston Green	
			Moreton Lodge Portico	Good
			Arboretum - Hales McKay Memorial Shelter	Poor
x	Arboretum Road	1982	The Carriage House/Sheep Barn	Critical
	250 Arboretum Road		O.A.C. Centennial Arboretum Centre	Critical
	37 Christie Lane		D.M. Rutherford Family Conservatory	Crisis
	61 College Ave E		Mills Hall	Poor
	99 College Ave E		Creelman Hall	Fair*
x	100 College Ave E	1985	President's House	Critical
	372 College Ave E		Harrison House	Poor
	390 Gordon St		War Memorial Hall	Critical
	411 Gordon St		O.V.C. Main Building	Critical
	465 Gordon St		Dairy Building (Food Science)	Poor

	474 Gordon St			Reynolds Building	Good
	476 Gordon St			J.D. MacLachlan Building	Critical
x	478 Gordon St	1990		Massey Hall	Poor
	480 Gordon St			McLaughlin Library	Poor
	482 Gordon St			MacNoughton Building	Poor
	491 Gordon St			Animal Science & Nutrition	Critical
	50 Macdonald St			Macdonald Institute	Critical
	74 Macdonald St			Macdonald Hall	Good*
	96 McGilvray St			Dairy Barns (Complex)	Critical
	43 Reynolds Walk			H.L. Hutt Building	Critical
	60 Reynolds Walk			Zavitz Hall	Critical
	78 Reynolds Walk			Raithby House	Critical
	117 Reynolds Walk			Crop Science	Critical
	50 Stone Rd E			University Centre	Critical
	480 Stone Rd E			Residence Building 133	Poor
	20 Trent Lane			Maids Hall	Critical
	27 Trent Lane			Drew Hall	Poor
	32 Trent Lane			Trent Building	Fair
	45 Trent Lane			Johnston Hall	Critical
	70 Trent Lane			Blackwood Hall	Critical
	99 Trent Lane			Day Hall	Critical
	107 Trent Lane			Bull Ring	Critical
	17 University Ave E			Daycare	Critical
	66 Watson Lane			Watson Hall	Poor

Condition	Number of Buildings	Percentage of Total
Crisis	1*	3%
Critical	20	55.5%
Poor	10	27.5%
Fair	2**	6%
Good	3***	8%

\*Conservatory is likely to be demolished

\*\*Creelman Hall is listed as one percent point away from 'Poor' condition.

\*\*\*Macdonald Hall is listed as one percent point away from 'Fair' condition.