



# University of Toronto

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OFFICE OF THE VICE PRESIDENT BUSINESS AFFAIRS

TO: Business Board

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DATE: December 20, 2005 for January 16, 2006

AGENDA ITEM: 6(a)

## **ITEM IDENTIFICATION:**

**Annual Report on Deferred Maintenance for the year 2005**

## **JURISDICTIONAL INFORMATION:**

The Business Board is responsible for University owned or leased property, including physical plant and equipment and any general policies governing the maintenance of buildings and grounds.

## **PREVIOUS ACTION TAKEN:**

The 2004 report was presented for information at the meeting of June 23, 2005.

## **HIGHLIGHTS:**

The assessment program for academic and administrative buildings on all Ontario universities is now complete. Unlike previous reports, none of the figures noted in this years report are theoretical. The reduction in our combined Facility Condition Index (FCI) rating year over year is a direct result of the Scarborough campus audits taking place in 2005 replacing the theoretical data used in previous reports. The University of Toronto FCI rating of 10.9 is consistent with other institutions. The Scarborough and Mississauga campuses both have CFI's fewer than 5 indicating "excellent" overall building conditions. In contrast, the St. George campus has a FCI rating of 12.9 well over 10 which is the threshold for "poor" building conditions.

The total deferred maintenance liability is now \$286M. The vast majority of this deferred maintenance is located at the St. George campus. Additional funding from the Province and the University this fiscal year has allowed for progress to be made in dealing with deferred maintenance issues on a planned basis, although we continue to be short of funds needed to significantly improve the situation. The additional funds allocated to this work have enabled us to undertake numerous significant remedial projects including: roof

replacement, building envelop repairs, heating cooling and air conditioning improvements, elevator modernizations, lecture hall and study space improvements, accessibility projects and many other projects. We have also participated in supporting many capital projects, completing deferred maintenance projects in a coordinated manner with capital project work.

**FINANCIAL AND/OR PLANNING IMPLICATIONS:**

The problem of deferred maintenance will be with us for decades to come, but we are pleased to report that progress is being made. Consistent and significant funding will be required to rectify the problem of deferred maintenance and reduce the potential for major disruptions to University activities going forward. The budget increases, combined with the additional FRP funding from the Province have allowed better planning and use of funds.

**RECOMMENDATION:**

Report is for information only.