



# University of Toronto

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OFFICE OF THE VICE PRESIDENT BUSINESS AFFAIRS

TO: Business Board

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DATE: February 9, 2007 for February 26, 2007

AGENDA ITEM: 7(a)

## **ITEM IDENTIFICATION:**

**Annual Report on Deferred Maintenance for the year 2006**

## **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 2005 Deferred Maintenance report was presented for information at the meeting of January 16, 2006.

## **HIGHLIGHTS:**

The assessment program for academic and administrative buildings of all Ontario universities has been completed. The University of Toronto FCI rating for 2006 is 10.3, a slight reduction from the previous year, and consistent with the average for all Ontario Universities. The reduction in our combined Facility condition Index (FCI) rating was achieved by having new buildings brought on stream with no deferred maintenance inventory, combined with the use of deferred maintenance funding provided by the University. The Scarborough and Mississauga campuses both have FCIs of 5 or lower, indicating facilities in “excellent” condition. In contrast, the St. George campus has a FCI rating of 12.0. Ratings that are higher than 10, indicate “poor” building conditions.

The total deferred maintenance liability is now \$289M up from the previous year of \$286M. The vast majority of this deferred maintenance is located at the St. George campus. Funding from the University combined with a small contribution from

Provincial FRP funds has allowed us to slow the increase in total deferred maintenance. However, we continue to be short of funds needed to significantly improve the situation. The funds allocated to this work have enabled us to undertake many significant remedial projects including: roof replacements, building envelop repairs, heating, cooling and air conditioning (HVAC) improvements, elevator modernizations, lecture hall and study space improvements, accessibility projects and many other projects. We have also participated in many capital projects by 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 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. Beyond the \$9.7M received internally and the small FRP allocation, no additional Provincial government funding was received in 2006.

**RECOMMENDATION:**

Report is for information.