



FOR INFORMATION

PUBLIC

OPEN SESSION

TO: Business Board

SPONSOR: Ron Swail, Assistant Vice-President, Facilities and Services
CONTACT INFO: 416-978-5098, ron.swail@utoronto.ca

PRESENTER: Ron Swail, Assistant Vice-President, Facilities and Services
CONTACT INFO: 416-978-5098, ron.swail@utoronto.ca

DATE: January 13, 2014 for January 27, 2014

AGENDA ITEM: 2 (b.)

ITEM IDENTIFICATION:

Annual Report on Deferred Maintenance for the year 2013

JURISDICTIONAL INFORMATION:

Pursuant to Section 5 of the Terms of Reference of the Business Board, the Board "... is responsible for University owned or leased property including physical plant". Further, according to Section 5.3 (c.) the Board receives an annual report from the President or designate on deferred maintenance.

GOVERNANCE PATH:

1. **Business Board (January 27, 2014)**

PREVIOUS ACTION TAKEN:

The **Annual Report on Deferred Maintenance for the year 2012** was presented for information at the meeting of January 28, 2013.

HIGHLIGHTS:

The University's total deferred maintenance liability on academic and administrative buildings presently stands at \$505M, up from last year's figure of \$484M. The increase is due to the re-auditing of several academic and administrative buildings at the St. George Campus. Both UTM and UTSC saw slight reductions in their respective deferred maintenance liabilities year over year. As with previous reports, the vast majority of deficiencies are still focused at St. George with \$435M of the total \$505M liability.

Our combined facility condition index (FCI) is now 14.1%, down by 0.2% from the previous year. However, our institutional FCI remains higher than the COU average across the sector of 10%. Ten percent is the lower threshold for buildings in “poor” condition. UTSC and UTM figures spiked in 2011 and 2012 respectively as their entire portfolio of buildings were re-audited within a single year using the more comprehensive audit methodology. The St. George campus FCI has trended upwards between 2009 and 2013 with gradual re-auditing of all buildings with the new methodology. With all buildings now audited on the more stringent methodology, our 2014 audited buildings did not show a significant change in FCI and the campus FCI was flat year to year. UTM’s campus FCI is down from 8.8% last year to 8.3% this year. UTSC also has a lower FCI which is currently 12.6% compared to last year’s figure of 13.4%. The FCI for St. George campus remains unchanged at 15.1% as in the previous year.

While the volume of deferred maintenance items has increased at St. George, it is important to note that the priority one items, repairs which should be undertaken within a year, has steadily trended down over the years. The funds that have been provided to address deferred maintenance have been utilized to address the most pressing deficiencies. In fact, the priority one deficiencies at St. George, which has 85% of the priority one deficiencies, have been reduced to \$19.8M from a high of over \$75M several years ago. The St. George portfolio of buildings is now in better condition than it was a decade ago due to substantial internal funding being focused on the most pressing repairs and the benefit of capital projects retrofitting buildings in poor condition such as the ongoing rehabilitation of the 1 Spadina building.

FINANCIAL IMPLICATIONS:

We are receiving significant internal funding which has been increasing steadily each year. We received \$13.1M in internal funding in 2013 to address this issue at St. George campus. While the University receives some external funding from the Province, this funding has been reduced from \$4.7M in 2010 to \$3.2M in 2012. The funding for the 2013-2014 fiscal year is yet to be received from the Ministry.

This liability will be with us for a very long time into the future. However, the challenge of deferred maintenance is being managed. With stable and significant funding, we will be able to maintain the current condition of the buildings and minimize, although not eliminate, the chance of an unforeseen problem having major consequences to the University’s mission and operating budget.

RECOMMENDATION:

For information

DOCUMENTATION PROVIDED:

Annual Report on Deferred Maintenance for the year 2013

**Report to the Business Board
Deferred Maintenance
December 2013**



**Ron Swail
Assistant Vice-President
Facilities and Services
January 27, 2014**

Table of Contents

Introduction - Facilities Condition Assessment Program (FCAP)	3
Academic and Administrative Buildings	3
Mississauga Campus	6
Scarborough Campus	6
St. George Campus	7
Managing Deferred Maintenance – Funding	8
Deferred Maintenance – Setting Priorities	8
Conclusion	9
Appendix A – Facilities Condition Indices (all buildings)	
Appendix B – Major Projects Undertaken in this Fiscal Year (St. George)	

Introduction - Facilities Condition Assessment Program (FCAP)

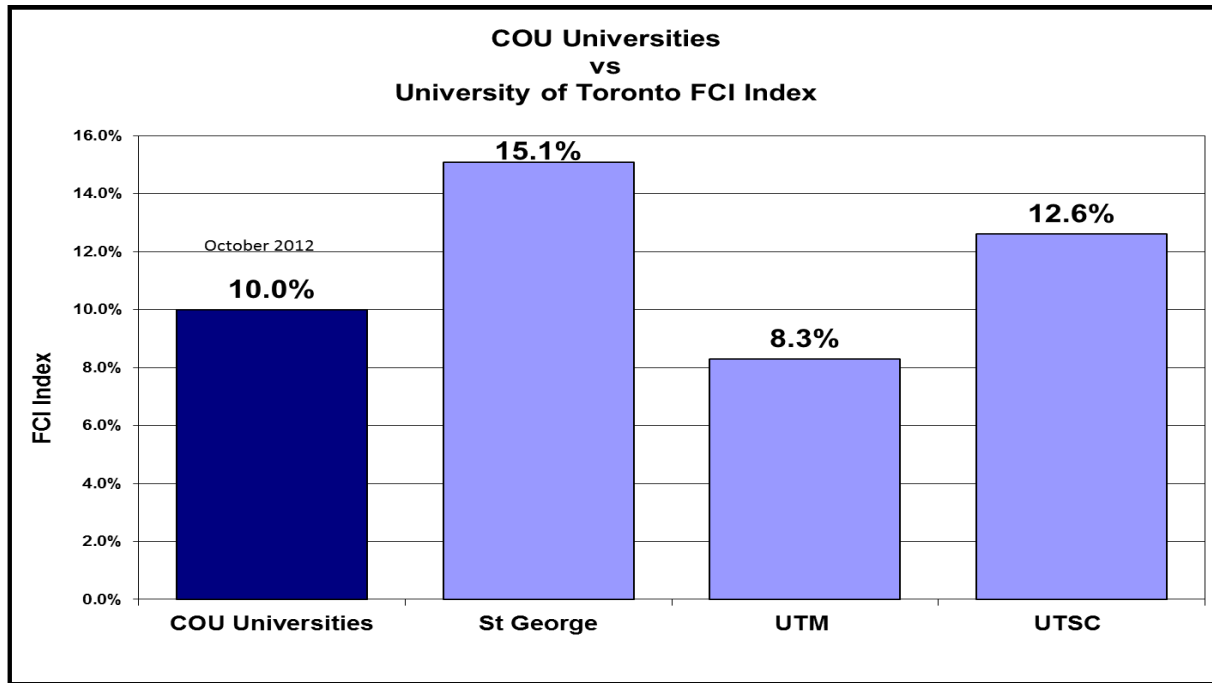
Ontario Universities have been participating in the Facilities Condition Assessment Program (FCAP) for well over a decade. The program provides a consistent approach to identify, quantify, prioritize and report on deferred maintenance liabilities. The program, at present, is limited to academic and administrative buildings. Within FCAP, all assets are audited and assigned a numeric score called a facility condition index or FCI which reflects the building's condition. This index is determined by dividing the cost of deferred maintenance by the current replacement cost of the building – the lower the FCI, the better the condition of the building or portfolio. The strength of the software and the program is in its consistency across the sector in providing data from a macro level. The building audits and database information has not been set up to provide true project costing but rather order of magnitude costing based on building system age. Through the Council of Ontario Universities, we continue to provide an annual report on deferred maintenance across the sector to the Ministry of Training, Colleges and Universities.

Academic and Administrative Buildings - University of Toronto

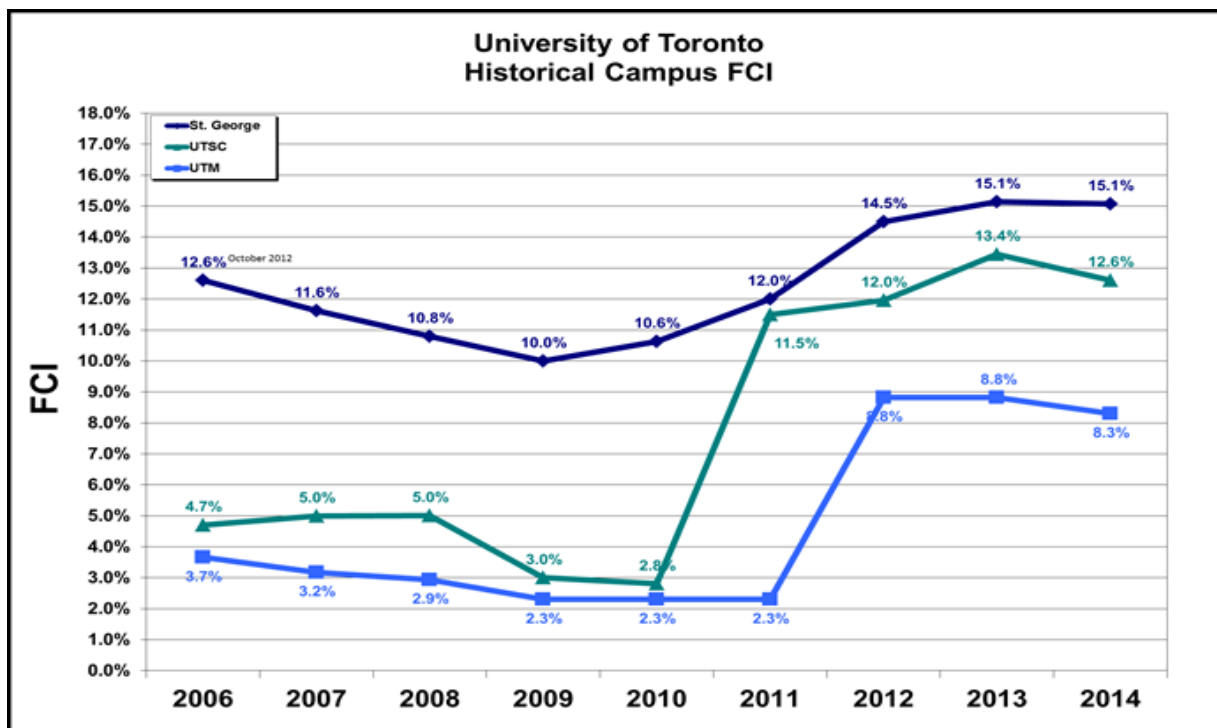
The current combined estimated replacement value of all academic and administrative buildings at the University of Toronto is \$3.6B. The total deferred maintenance liability across all three campuses has increased to an estimated \$505M, up \$21M from the previous year. Both UTM and UTSC saw their total liability decrease slightly year over year. The St. George campus saw an increase of approximately \$24M to a total liability of \$435M. The increase at St. George was largely the result of the comprehensive building re-audit program applied to several buildings on the St. George campus resulting in increased deferred maintenance items identified.

The increase was partially offset by significant internal deferred maintenance funding, the few million dollars per year we receive through the provincial government in FRP funds, and renewal of buildings being undertaken by the Capital Projects department.

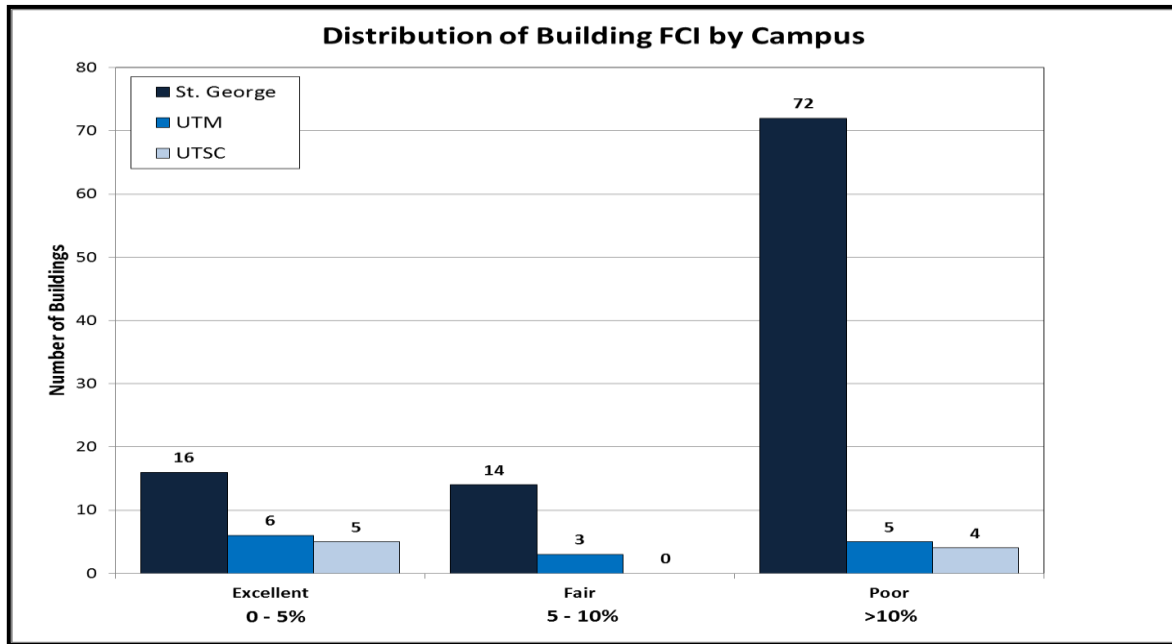
The University's combined facility condition index (FCI) is now 14.1%, down slightly from last year's figure of 14.3% but still above the average for Ontario Universities. An FCI above 10% is indicative of a portfolio in "poor" condition.



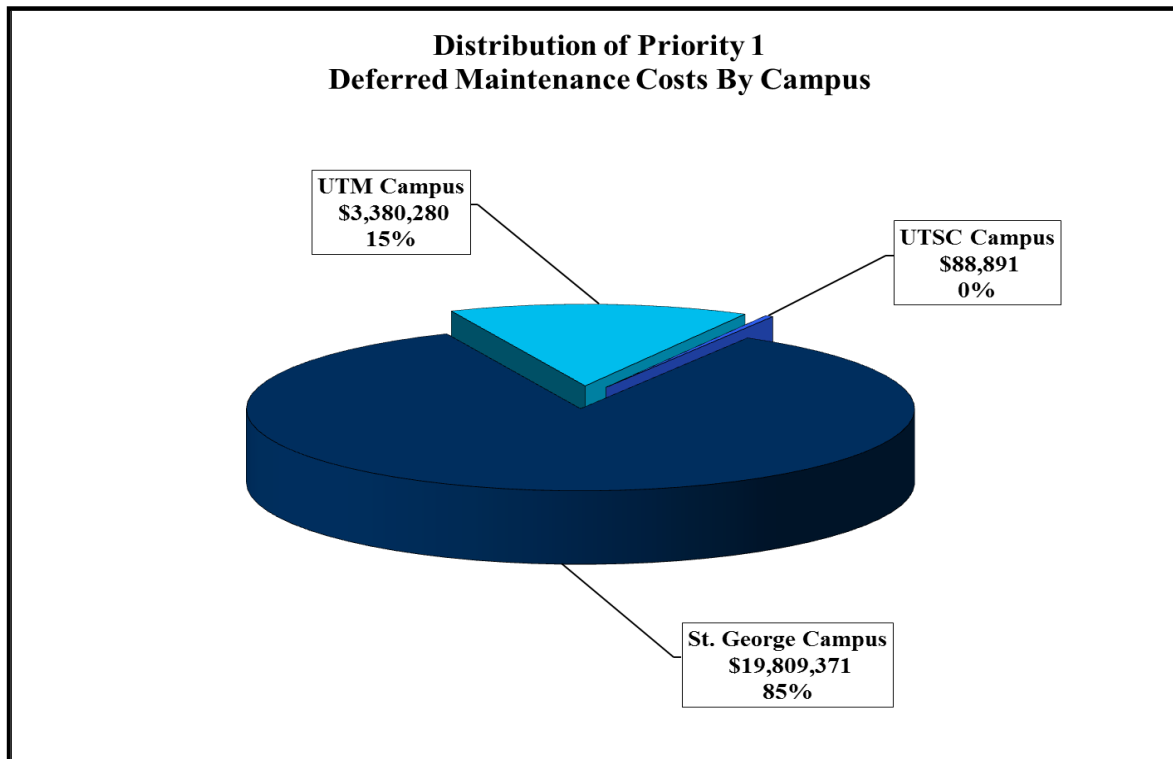
When we look at the trend of FCI's over the past 9 years, we can see the effect of the re-audit program on the portfolio and the steady application of internal funds on the total liability. UTSC and UTM figures spiked in 2011 and 2012 respectively as their entire portfolio of buildings were re-audited within a single year using the more comprehensive audit methodology. Both campuses saw a reduction in the FCI's in 2014. The St. George campus FCI has trended upwards between 2009 and 2013 with gradual re-auditing of all buildings with the new methodology. With all St. George academic and administrative buildings now audited on the more stringent methodology, the campus FCI did not change year to year.



The graph below illustrates the number of buildings in the broad categories of “poor”, “fair”, and “excellent” condition for each campus. St. George has the lion’s share of buildings classified in the “poor’ category with the remaining third in the “excellent” or “fair” categories.

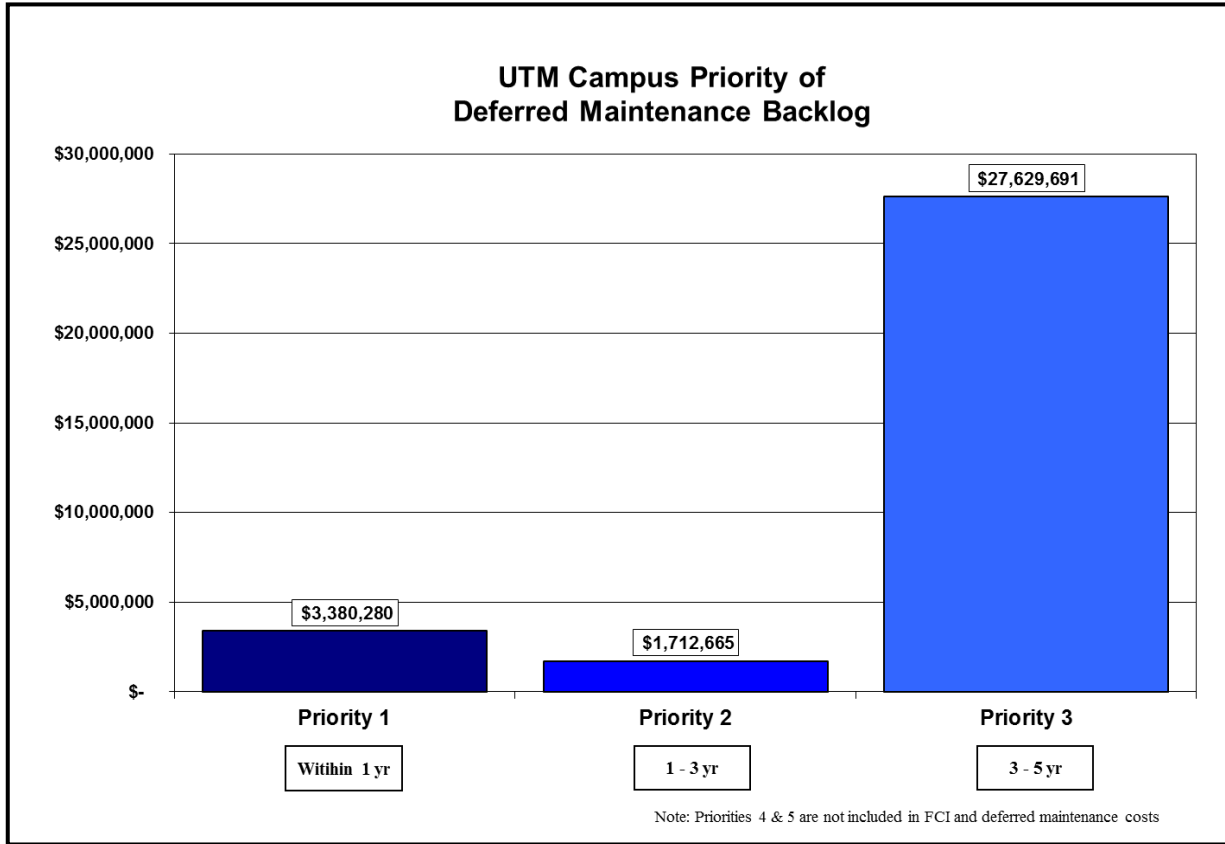


The Facilities Assessment Program not only identifies deficiencies but also classifies all deferred maintenance items into priorities ranging from 1 to 3. Priority one items should be corrected within the next year. Priority two items should be addressed in 1-3 years and priority three items should be addressed in the next 3 to 5 years. The graph below identifies the University’s priority 1 items and illustrates that the vast majority of high priority repair items still reside at the St. George campus.



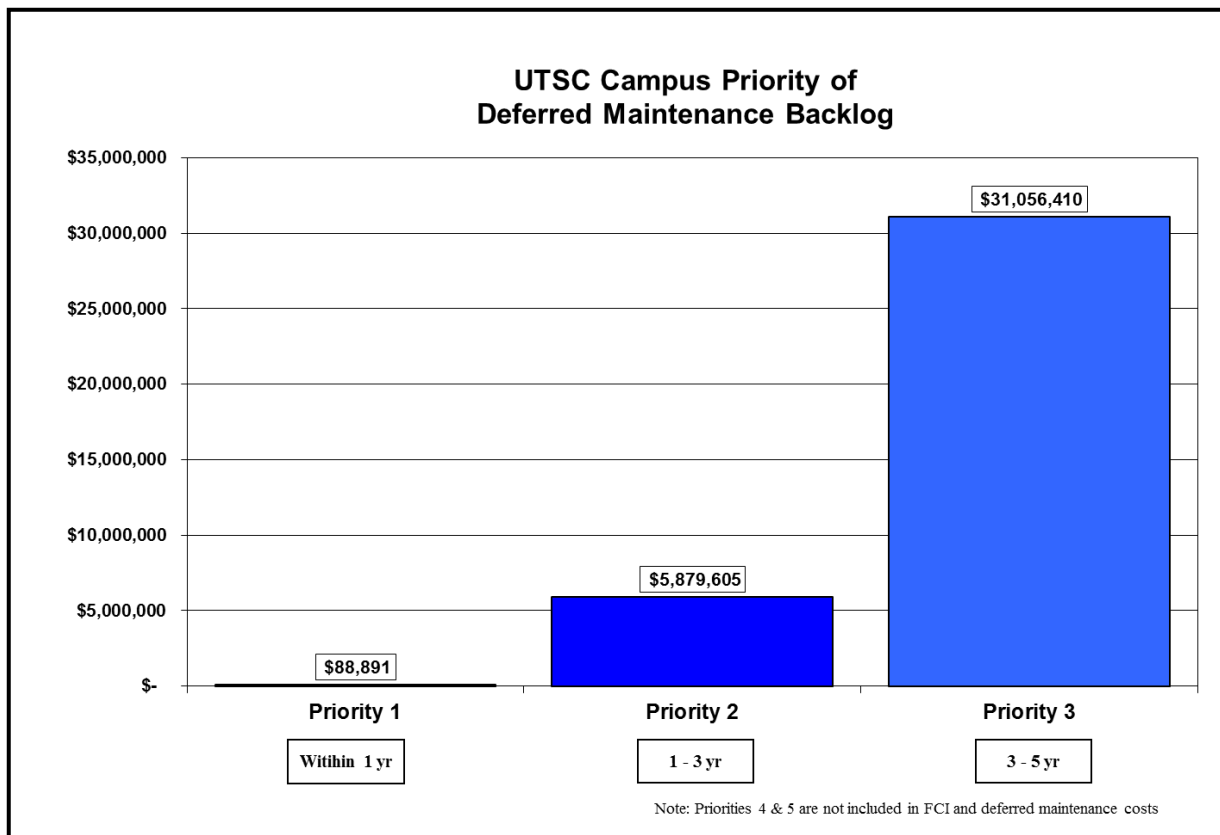
University of Toronto at Mississauga (UTM)

The survey data for UTM now includes 14 buildings with a gross area of 118,432 gross square metres. Total replacement value of the buildings was estimated at \$394M, with a deferred maintenance backlog of \$32.7M down \$1.4M from last year. The campus FCI is also down from 8.8% to 8.3%.



University of Toronto at Scarborough (UTSC)

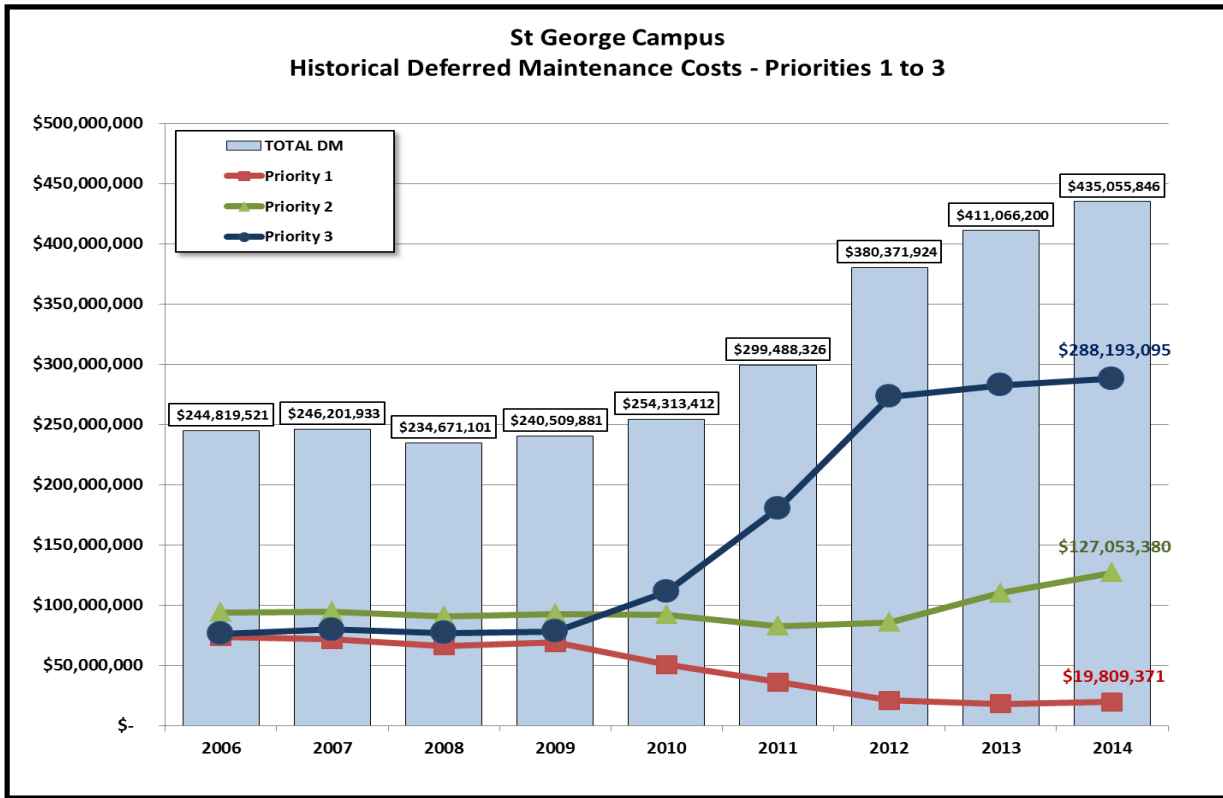
There are 9 administrative and academic buildings at the UTSC campus with a total gross area of 88,302 square meters. The total replacement value of these buildings is estimated at \$294M. The total deferred maintenance liability stands at \$37M, down \$1.76M from the previous year. The campus FCI is now 12.6% down from 13.4% in the previous year. As can be seen in the chart below, the majority of the deferred maintenance items at the Scarborough campus are priority three.



St. George Campus

There are 105 academic and administrative buildings at the St. George campus (3 have not been audited) with a total gross area of 992,549 gross square meters and a total replacement value estimated at \$2.9B. The campus FCI is now 15.1% unchanged from the previous year's report. The total estimated deferred maintenance backlog is now \$435M, up by \$24M from the previous year. The change in overall deferred maintenance liability is attributable to the re-audit of several buildings at St. George campus.

The following chart illustrates both the total deferred maintenance liabilities at St. George and the priority level over time. While the overall liability continues to grow, **we can observe a positive trend of priority one deficiencies going down or remaining flat over time.** The reduction in these high priority deficiencies has been the direct result of: focusing the internal annual budget for deferred maintenance on priority one repairs, the one-time-only government money provided to Facilities and Services being directed to the highest priority deficiencies, and numerous capital projects over the years which have renewed buildings through major capital projects effectively eliminating deferred maintenance in those buildings. In real terms, the portfolio of buildings at St. George is in better condition today than they were eight years ago. Critical building components have been the focus of our restoration efforts.



Managing Deferred Maintenance – Funding

Facilities Renewal Program (FRP), the annual provincial funding for the University, is currently \$3.2M (reduced in 2010 from \$4.7M). The St. George campus portion of the FRP funding is \$2.4M. However, the FRP funding for the 2013-2014 fiscal year is yet to be received from the Ministry. Internal funding of \$13.1M, an increase of \$750K, was provided to address deferred maintenance items at the St. George campus.

Beyond direct funding, deferred maintenance has been addressed indirectly through the ongoing rehabilitation of the 1 Spadina building. Going forward, to maintain our current institutional FCI, we will require investment of just over \$19.3M per year in funding.

Deferred Maintenance – Setting Priorities

In general, priorities for selecting projects are based on four basic criteria:

1. Legislation, regulations, or enforcement agency orders requiring the work to be undertaken
2. Risk of failure based on VFA assessment priorities
3. Work that can be coordinated with major renovations to buildings
4. Projects that support academic priorities such as improving the student experience

The substance of this report has been provided to the members of the Capital Projects and Space Allocation Committee (CaPS) to provide an overview of the issue, receive input and

feedback from the faculty representatives, and to review priorities for the coming year. Discussions are also held directly with academic divisions to ensure that deferred maintenance projects align with academic priorities.

Conclusion

While we have seen an increase in the total volume of deferred maintenance items through the re-audit program, we have also seen a decrease and stability in the most severe deficiencies over time. Priority one deficiencies have trended down over the years at St. George as we address the most critical items within the portfolio. The significant funding we are receiving internally has effectively supported the management of this issue. This liability, however, will be with us for a very long time into the future. With stable and significant funding, we will be able to maintain the current condition of the buildings and minimize, although not eliminate, the chance of an unforeseen problem having major consequences to the University's mission and operating budget.

Appendix A: University of Toronto Facility Condition Index – November 2013

St. George Campus

BUILDING NAME	BUILDING USE	GSM	REPLACEMENT VALUE	DEFERRED MAINTENANCE COST	FCI	RECENT AUDIT DATE	PROJECTED AUDITED DATE
001 - University College	Academic / Admin	16,812	51,459,802	3,614,449	7.0%	2005-06	2014
003 - Sigmund Samuel Library Building	Library	21,057	31,840,588	7,871,265	24.7%	2010-11	2015
004 - McMurrich Building	Admin	5,362	22,870,296	1,868,446	8.2%	2012-13	2017
005 - Medical Sciences Building	Acad & Research	71,197	260,761,382	54,642,365	21.0%	2009-10	2015
006 - John P. Robarts Library Building	Library	79,828	144,535,325	4,998,862	3.5%	2010-11	2016
006A - Claude T. Bissell Building	Library	9,431	18,000,835	942,935	5.2%	2010-11	2016
006B - Thomas Fisher Rare Books	Library	6,560	11,334,548	703,860	6.2%	2010-11	2016
007 - Mining Building	Acad & Research	11,345	46,858,695	1,745,142	3.7%	2010-11	2015
008 - Wallberg Building	Acad & Research	17,622	72,676,718	12,056,077	16.6%	2010-11	2015
008A - D.L. Pratt Building	Acad & Research	6,533	34,432,501	2,290,186	6.7%	2010-11	2015
009 - Sanford Fleming Building	Acad & Research	19,253	92,467,995	16,124,414	17.4%	2010-11	2015
010 - Simcoe Hall	Admin	5,900	12,531,936	2,332,048	18.6%	2012-13	2017
010A - Convocation Hall	Academic	4,338	15,540,274	2,378,214	15.3%	2012-13	2017
011 - Tanz Neuroscience Building	Acad & Research	4,517	18,918,817	4,691,428	24.8%	2003-04	2014
014 - Bloor Street West-371	Admin	17,138	32,277,943	9,928,507	30.8%	2012-13	2018
016 - Banting Institute	Acad & Research	9,468	40,090,782	8,500,675	21.2%	2012-13	2018

St. George Campus (continued)

BUILDING NAME	BUILDING USE	GSM	REPLACEMENT VALUE	DEFERRED MAINTENANCE COST	FCI	RECENT AUDIT DATE	PROJECTED AUDITED DATE
019 - Kings College Circle-21	Admin	2,335	4,957,058	872,045	17.6%	2010-11	2015
020 - Rosebrugh Building	Academic	5,593	10,964,526	3,449,491	31.5%	2012-13	2018
021 - Engineering Annex	Acad & Research	1,939	8,158,664	1,259,002	15.4%	2010-11	2015
022 - Mechanical Engineering Building	Academic / Admin	9,729	41,179,239	3,830,702	9.3%	2010-11	2015
023 - University College Union	Other	2,232	7,469,911	1,317,965	17.6%	2012-13	2018
024 - Haultain Building	Admin	3,471	13,798,412	2,020,578	14.6%	2012-13	2018
025 - FitzGerald Building	Acad & Research	9,757	39,777,374	12,677,638	31.9%	2010-11	2015
026 - Cumberland House	Admin	1,581	4,859,441	1,011,759	20.8%	2012-13	2018
027 - Physical Geography Building	Academic	1,962	3,767,087	921,850	24.5%	2005-06	2014
028 - Architecture Building	Academic	6,735	12,569,851	4,540,090	36.1%	2012-13	2018
030A - Varsity Arena	Athletic Facility	7,573	10,869,395	2,353,278	21.7%	2005-06	2014
032 - Wetmore Hall - New College	Residence	13,253	17,324,508	3,898,818	22.5%	2005-06	2014
032A - Wilson Hall - New College	Academic	17,525	24,703,196	1,935,468	7.8%	2005-06	2014
033 - Sidney Smith Hall	Academic / Admin	29,403	59,759,025	29,617,090	49.6%	2010-11	2015
034 - Massey College	Academic	7,456	10,061,425	3,898,516	38.7%	2012-13	2018

St. George Campus (continued)

BUILDING NAME	BUILDING USE	GSM	REPLACEMENT VALUE	DEFERRED MAINTENANCE COST	FCI	RECENT AUDIT DATE	PROJECTED AUDITED DATE
036 - Astronomy Building	Academic	3,058	13,260,536	2,680,198	20.2%	2010-11	2016
038 - Woodsworth College	Academic	5,362	10,387,856	532,620	5.1%	2012-13	2018
039 - St. George Street-49	Academic	787	1,533,241	658,267	42.9%	2012-13	2018
040 - Flavelle House	Academic	11,217	22,427,794	4,846,828	21.6%	2012-13	2018
043 - School of Graduate Studies	Academic	1,139	2,191,459	440,879	20.1%	2005-06	2014
047 - Canadiana Gallery	Academic / Admin	3,159	6,090,525	1,451,825	23.8%	2012-13	2018
049 - Aerospace	Acad & Research	7,232	34,030,641	1,019,084	3.0%	2009-10	2016
050 - Falconer Hall	Admin	2,531	4,778,959	1,828,634	38.3%	2012-13	2018
051 - Edward Johnson Building	Academic	14,148	28,991,313	9,118,507	31.5%	2010-11	2017
052 - Best Institute	Acad & Research	6,915	29,155,392	6,041,624	20.7%	2012-13	2018
053 - Institute of Child Study	Academic	2,456	4,849,095	1,558,004	32.1%	2012-13	2018
054 - Spadina Crescent-1	Admin	8,716	36,622,120	1,011,757	2.8%	2012-13	2018
056 - Graduate Students Union	Admin	922	1,956,454	248,901	12.7%	2013-14	2019
057 - Bancroft Building	Admin	3,763	7,262,927	2,463,120	33.9%	2013-14	2019
061 - Borden Building South	Admin	2,390	4,759,477	1,991,033	41.8%	2013-14	2019
061A - Borden Building North	Admin	3,538	6,672,619	3,259,418	48.8%	2013-14	2019

St. George Campus (continued)

BUILDING NAME	BUILDING USE	GSM	REPLACEMENT VALUE	DEFERRED MAINTENANCE COST	FCI	RECENT AUDIT DATE	PROJECTED AUDITED DATE
062 - Earth Sciences Centre	Acad & Research	33,225	136,014,733	1,143,934	0.8%	2010-11	2017
065 - Dentistry Building	Acad & Research	24,517	101,213,766	26,128,247	25.8%	2010-11	2018
067 - Huron Street-215	Admin	11,521	24,608,784	8,933,829	36.3%	2003-04	2014
068 - Clara Benson Building	Athletic Facility	9,919	16,778,641	5,248,795	31.3%	2010-11	2017
068A - Warren Stevens Building	Athletic Facility	20,062	32,871,892	9,526,946	29.0%	2010-11	2017
070 - Galbraith Building	Academic	18,778	38,233,621	20,309,237	53.1%	2010-11	2017
071 - College Street-92	Admin	592	1,258,935	561,041	44.6%	2013-14	2019
072 - Ramsay Wright Laboratories	Acad & Research	25,067	97,609,576	28,251,574	28.9%	2010-11	2018
073 - Lash Miller Chemical Laboratories	Acad & Research	28,184	115,177,352	11,686,416	10.1%	2010-11	2018
077 - Sussex Court	Academic	3,275	6,357,532	871,760	13.7%	2005-06	2014
078 - McLennan Physical Laboratories	Acad & Research	32,257	134,790,748	22,359,626	16.6%	2010-11	2017
079 - Anthropology Building	Acad & Research	6,156	26,241,547	3,852,708	14.7%	2012-13	2018
080 - Bahen Information Technology Ctr	Acad & Research	50,021	210,182,644	163,080	0.1%	2005-06	2014
082 - Gage Building	Academic	1,356	4,158,648	1,658,553	39.9%	2013-14	2019
083 - McCaul Street-254/256	Academic	4,401	8,554,590	1,152,445	13.5%	2013-14	2019

St. George Campus (continued)

BUILDING NAME	BUILDING USE	GSM	REPLACEMENT VALUE	DEFERRED MAINTENANCE COST	FCI	RECENT AUDIT DATE	PROJECTED AUDITED DATE
085 - 245 College Street	Abandoned	860	1,825,135	280,515	15.4%	2010-11	2016
088 - St. George Street-123	Admin	783	1,679,998	515,785	30.7%	2013-14	2019
089 - Munk School of Global Affairs	Admin	2,444	3,794,039	-	0.0%	2003-04	2019
090 - College Street-88	Academic	1,748	3,378,196	1,201,842	35.6%	2013-14	2019
091 - Studio Theatre	Academic	442	1,579,761	292,913	18.5%	2013-14	2019
093 - Electrometallurgy Lab	Acad & Research	176	738,404	158,629	21.5%	2005-06	2014
097 - 39 & 39A Queens Park	Academic	799	1,538,530	438,345	28.5%	2005-06	2014
097A - Queens Park Cres. E. - 39 (Rear)	Admin	165	346,934	111,803	32.2%	2005-06	2014
098B - Fontbonne Building	Academic	4,112	5,314,411	845,696	15.9%	2007-08	2014
098C - Mary Hall	Academic	2,318	2,922,453	522,162	17.9%	2007-08	2014
102 - Soldiers Tower	Other	300	919,305	91,118	9.9%	2005-06	2014
103 - School of Continuing Studies	Academic	1,615	3,323,646	10,277	0.3%	2005-06	2014
104 - Max Gluskin House	Academic / Admin	4,205	8,149,921	11,768	0.1%	2010-11	2016
105 - Fields Inst for Research in Math	Academic	3,241	6,267,497	141,305	2.3%	2005-06	2014
106 - 162 St. George	Admin	1,364	1,856,504	635,618	34.2%	2012-13	2018
110 - St. George Street-121	Admin	1,244	2,645,466	639,018	24.2%	2013-14	2019

St. George Campus (continued)

BUILDING NAME	BUILDING USE	GSM	REPLACEMENT VALUE	DEFERRED MAINTENANCE COST	FCI	RECENT AUDIT DATE	PROJECTED AUDITED DATE
111 - Bloor Street West-246	Academic	6,697	12,909,457	871,448	6.8%	2005-06	2014
117 - W.B. MacMurray Field House	Athletic Facility	368	1,119,982	242,323	21.6%	2005-06	2014
120 - Louis B. Stewart Observatory	Academic	537	1,042,414	222,688	21.4%	2005-06	2014
123 - Ontario Institute for Studies in Education	Academic	38,141	81,141,786	15,685,705	19.3%	2013-14	2019
125 - Spadina Avenue-703	Admin	603	1,477,074	423,712	28.7%	2005-06	2014
127 - 172 St. George St.	Academic / Admin	1,587	1,825,135	152,386	8.3%	2010-11	2016
128 - Jackman Humanities Building	Academic / Admin	11,798	25,087,117	504,331	2.0%	2010-11	2016
132 - Innis College	Academic	3,426	6,547,934	2,607,973	39.8%	2013-14	2019
134 - Joseph L. Rotman School of Management	Academic	26,428	51,234,024	314,268	0.6%	2005-06	2019
138 - Huron Street-370	Academic	431	863,057	228,183	26.4%	2013-14	2019
142 - Spadina Ave-713	Admin	313	661,366	296,112	44.8%	2013-14	2019
143 - Koffler Student Services Centre	Academic	11,585	35,380,785	3,147,062	8.9%	2013-14	2019
145 - Koffler Institute for Pharmacy Mgmt	Academic	1,967	4,126,309	148,358	3.6%	2005-06	2014
146 - Sussex Avenue-40	Admin	378	797,468	219,756	27.6%	2013-14	2019

St. George Campus (continued)

BUILDING NAME	BUILDING USE	GSM	REPLACEMENT VALUE	DEFERRED MAINTENANCE COST	FCI	RECENT AUDIT DATE	PROJECTED AUDITED DATE
151 - Spadina Avenue-655	Residence	1,011	2,158,479	213,683	9.9%	2013-14	2019
152 - Rehabilitation Sciences Building	Acad & Research	13,091	50,522,178	5,949,637	11.8%	2010-11	2016
153 - Spadina Road-56	Admin	679	1,911,795	179,053	9.4%	2013-14	2019
154 - Health Science	Academic	17,838	30,495,157	5,239,152	17.2%	2010-11	2017
155 - 255/257 McCaul Street (BOE)	Academic / Admin	8,689	18,419,255	75,526	0.4%	2010-11	2017
156 - 263 McCaul St.	Academic / Admin	3,027	6,441,411	1,443,536	22.4%	2010-11	2017
160 - CCBR	Acad & Research	21,331	90,261,435	-	0.0%	2010-11	2016
161 - Leslie Dan Pharmacy	Acad & Research	16,832	66,179,860	388,898	0.6%	2010-11	2016
172 - Macdonald-Mowat House	Admin	1,482	2,043,052	953,825	46.7%	2012-13	2018
433 - Queen's Park Crescent East - 43	Admin	881	1,184,399	359,384	30.3%	2006-07	2014
St. George November 2013		988,500	2,885,952,096	435,055,846	15.1%		
St. George October 2012			2,715,391,483	411,066,200	15.1%		
St. George December 2011			2,623,030,468	380,371,924	14.5%		
St. George December 2010			2,487,796,350	299,488,326	12.0%		
St. George December 2009			2,391,705,682	254,313,412	10.6%		
St. George December 2008			2,419,104,180	240,842,865	10.0%		
St. George December 2007			2,355,189,854	254,272,048	10.8%		
St. George November 2006			2,299,429,210	267,243,858	11.6%		
St. George December 2005			2,089,395,371	264,131,162	12.6%		
St. George January 2005			1,980,206,646	247,488,670	12.5%		
St. George January 2003			2,013,741,422	273,165,188	13.6%		

St. George Buildings Not Yet Audited (Data excluded from FCI calculation above)

BUILDING NAME	BUILDING USE	GSM	REPLACEMENT VALUE	DEFERRED MAINTENANCE COST	FCI	RECENT AUDIT DATE	PROJECTED AUDITED DATE
129 - Early Learning Centre	Other	1,268	3,885,596	n/a	n/a	n/a	2014
171 - 455 Spadina	Admin	577	1,227,037	n/a	n/a	n/a	2014
UTL @ Downsview	Other	2,204	6,752,847	n/a	n/a	n/a	2016

UTM Campus

BUILDING NAME	BUILDING USE	GSM	REPLACEMENT VALUE	DEFERRED MAINTENANCE COST	FCI	RECENT AUDIT DATE
311 - North Building	North Building	9,459	20,115,320	5,707,173	28.4%	2012-13
313 - William G. Davis Building	William G. Davis Building	52,478	222,256,925	22,156,157	10.0%	2012-13
314 - Kaneff Ctr for Mgmt & Social Science	Kaneff Ctr for Mgmt & Social Science	3,376	6,577,157	1,452,877	22.1%	2012-13
316 - Erindale Studio Theatre	Erindale Studio Theatre	590	2,108,731	195,905	9.3%	2012-13
317 - Paleomagnetism Lab	Paleomagnetism Lab	209	885,165	57,580	6.5%	2012-13
322 - Geomorphology Building	Geomorphology Building	60	254,114	91,553	36.0%	2012-13
328 - Student Centre	Student Centre	2,991	9,193,287	299,854	3.3%	2012-13
329 - CCIT	CCIT	11,414	48,341,029	1,529,079	3.2%	2012-13
330 - Alumni House (Springbank Centre)	Alumni House (Springbank Centre)	543	1,154,733	264,493	22.9%	2012-13
331 - Hazel McCallion Academic Learning Centre	Hazel McCallion Academic Learning Centre	9,173	16,392,059	916,462	5.6%	2012-13
332 - Recreation, Athletics and Wellness Centre	Recreation, Athletics and Wellness Centre	7,600	12,767,088	34,394	0.3%	2012-13
Academic Annex	Academic Annex	793	1,686,378	1,553	0.1%	2012-13
Instructional Centre	Instructional Centre	13,704	26,698,270	-	0.0%	2012-13

UTM Campus (continued)

BUILDING NAME	BUILDING USE	GSM	REPLACEMENT VALUE	DEFERRED MAINTENANCE COST	FCI	RECENT AUDIT DATE
Terrance Donnelly Health Sciences Complex	Terrance Donnelly Health Sciences Complex	6,042	25,589,320	11,129	0.0%	2012-13
UTM November 2013		118,432	394,019,577	32,718,209	8.3%	
UTM October 2012			387,053,080	34,159,229	8.8%	
UTM December 2011			347,469,716	8,018,899	2.3%	
UTM December 2010			341,662,032	7,880,594	2.3%	
UTM December 2009			337,277,095	7,766,640	2.3%	
UTM December 2008			335,931,231	7,728,201	2.3%	
UTM December 2007			324,764,409	9,549,644	2.9%	
UTM November 2006			288,384,319	9,165,351	3.2%	
UTM January 2005			311,268,924	11,387,392	3.7%	
UTM January 2003			251,473,702	21,436,566	8.5%	

UTSC Campus

BUILDING NAME	BUILDING USE	GSM	REPLACEMENT VALUE	DEFERRED MAINTENANCE COST	FCI	RECENT AUDIT DATE
200B - Bladen Wing	Bladen Wing	8,654	36,651,767	5,743,067	15.7%	2010-11
200H - Humanities Wing	Humanities Wing	9,217	39,036,207	6,950,906	17.8%	2010-11
200M - Management Building	Management Building	5,037	9,813,134	363,295	3.7%	2010-11
200R - Recreation Wing	Recreation Wing	8,084	13,579,342	1,845,461	13.6%	2010-11
2005 - Science Wing	Science Wing	31,225	129,205,968	21,680,174	16.8%	2010-11
201 - Academic Resource Centre	Academic Resource Centre	9,280	16,583,267	24,880	0.2%	2010-11
203 - Student Centre	Student Centre	4,804	10,216,090	335,045	3.3%	2010-11
204 - Arts and Administration Building	Arts and Administration Building	5,840	12,419,227	66,475	0.5%	2010-11
205 - Science Research Building	Science Research Building	6,161	26,093,314	15,603	0.1%	2010-11
UTSC November 2013		88,302	293,598,315	37,024,906	12.6%	
UTSC October 2012			288,407,309	38,780,407	13.4%	
UTSC December 2011			281,373,373	33,642,580	12.0%	
UTSC December 2010			263,428,572	30,388,626	11.5%	
UTSC December 2009			268,579,488	7,524,239	2.8%	
UTSC December 2008			288,595,356	8,708,836	3.0%	
UTSC December 2007			245,475,318	12,297,061	5.0%	
UTSC November 2006			251,029,150	12,544,006	5.0%	
UTSC January 2005			240,449,223	11,318,594	4.7%	
UTSC January 2003			96,800,114	13,409,795	13.9%	

Total U of T Summary – Audited Buildings Only

	REPLACEMENT VALUE	DEFERRED MAINTENANCE COST	FCI	2013 FCI
St. George Nov 2013	2,885,952,096	435,055,846	15.1%	15.1%
UTM Nov 2013	394,019,577	32,718,209	8.3%	8.8%
UTSC Nov 2013	293,598,315	37,024,906	12.6%	13.4%
TOTAL	3,573,569,988	504,798,961	14.1%	14.3%

Appendix B: Major Projects Undertaken in this Fiscal Year at St. George Campus

The following is a summary of some of the major projects undertaken during this fiscal year.

PROJECT CATEGORY	COST TO DATE \$ 000's
Roofing (e.g. Innis College, Woodsworth, 121 St. George, Lash Miller, Sanford Fleming)	3,591
Building Envelope (e.g. 263 McCaul, Mechanical Engineering, SGS, Pratt, Sid Smith)	3,270
Elevators (e.g. 500 University, 263 McCaul, UC, Anthropology)	203
Building Interior Fabric & Washrooms (e.g. OISE, Galbraith, Convocation Hall, Koffler Student Centre, Woodsworth washrooms)	1,194
Building Mechanical Upgrades (e.g. MSB, Ramsay Wright, Bancroft, Banting, Wallberg, Warren Stevens)	3,454
Irrigation & Road Repairs	1,230
Fire Systems & Access Control Upgrades	144
TOTAL COST TO DATE	13,086