

# Report on Deferred Maintenance 2013



**Presented to the University of Toronto Business Board  
January 27, 2014**

**Ron Swail – AVP, Facilities and Services**

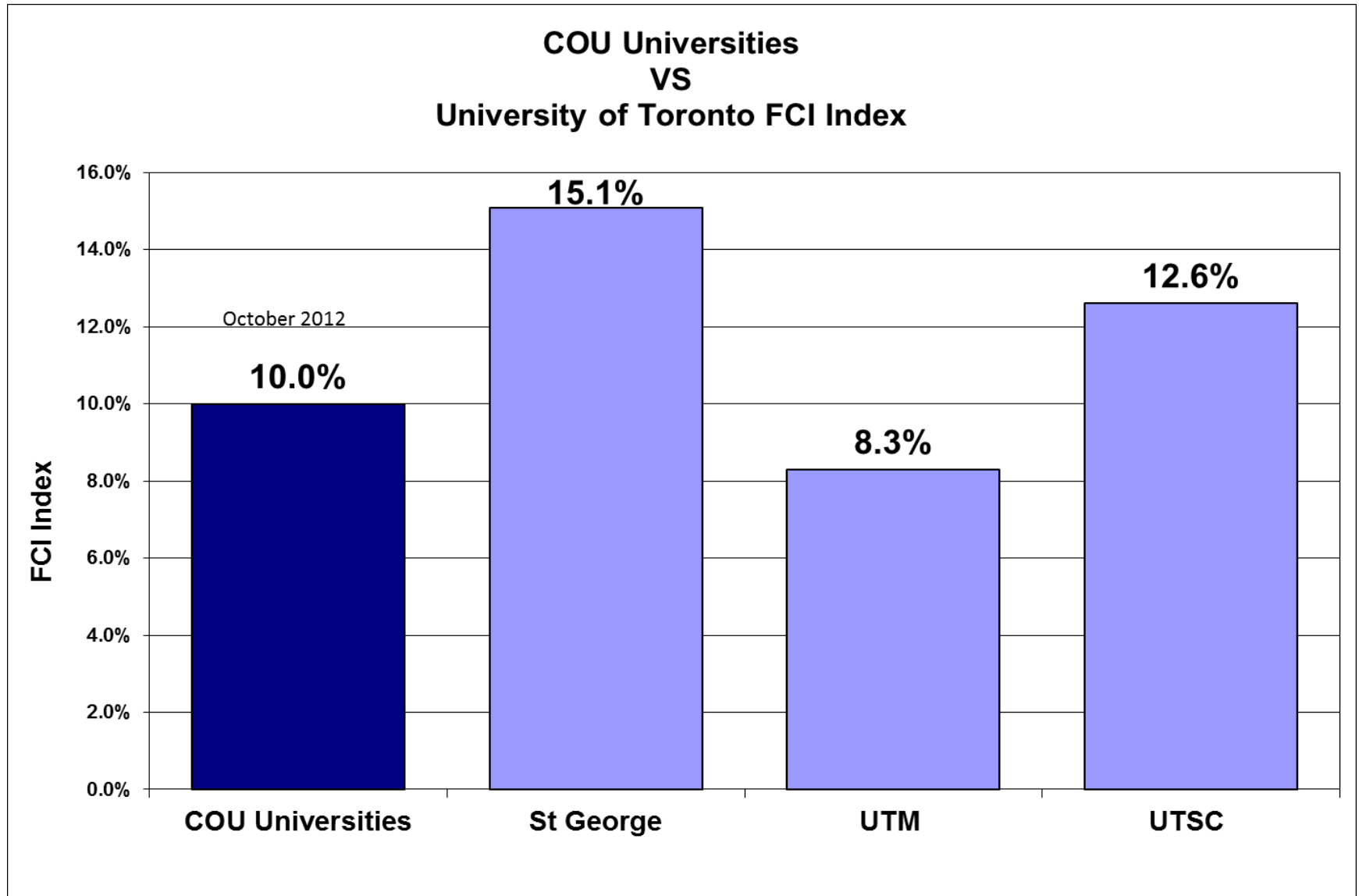


**UNIVERSITY OF  
TORONTO**

# Overview

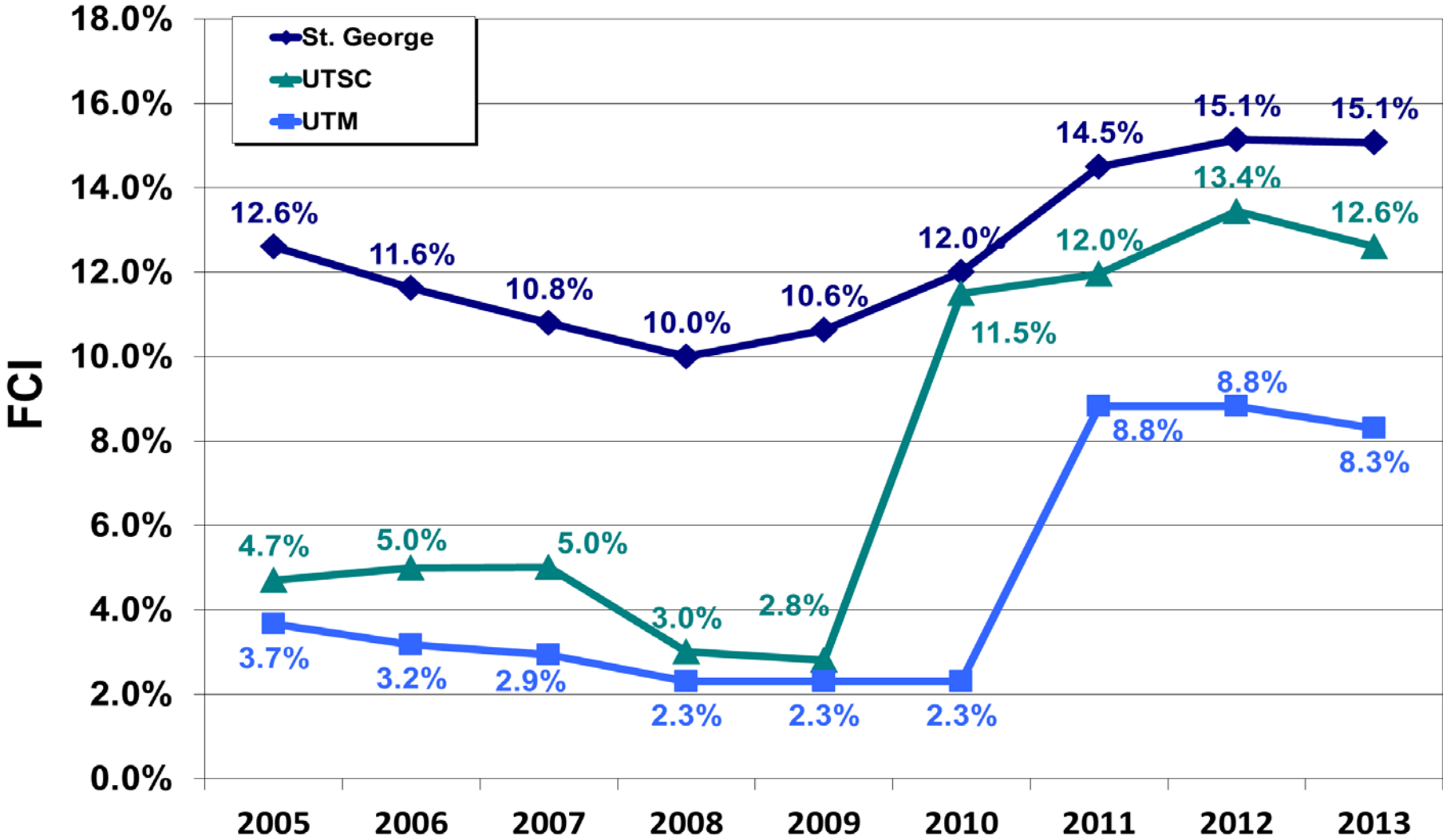
- The Facility Condition Assessment Program (FCAP) has been running at all Ontario universities for 13 years
- FCAP identifies, quantifies, and prioritizes Deferred Maintenance liabilities for Academic and Administrative buildings across Ontario Universities
- The deficiency estimates in the system are intended to be order of magnitude not TPC budgetary figures
- The comprehensive building re-audit program instituted in 2009 / 2010 resulted in a significant increase in deferred maintenance items identified across all three campuses

# Facility Condition Index - External Benchmarking 2013



# Facility Condition Index (FCI) by Year & Campus

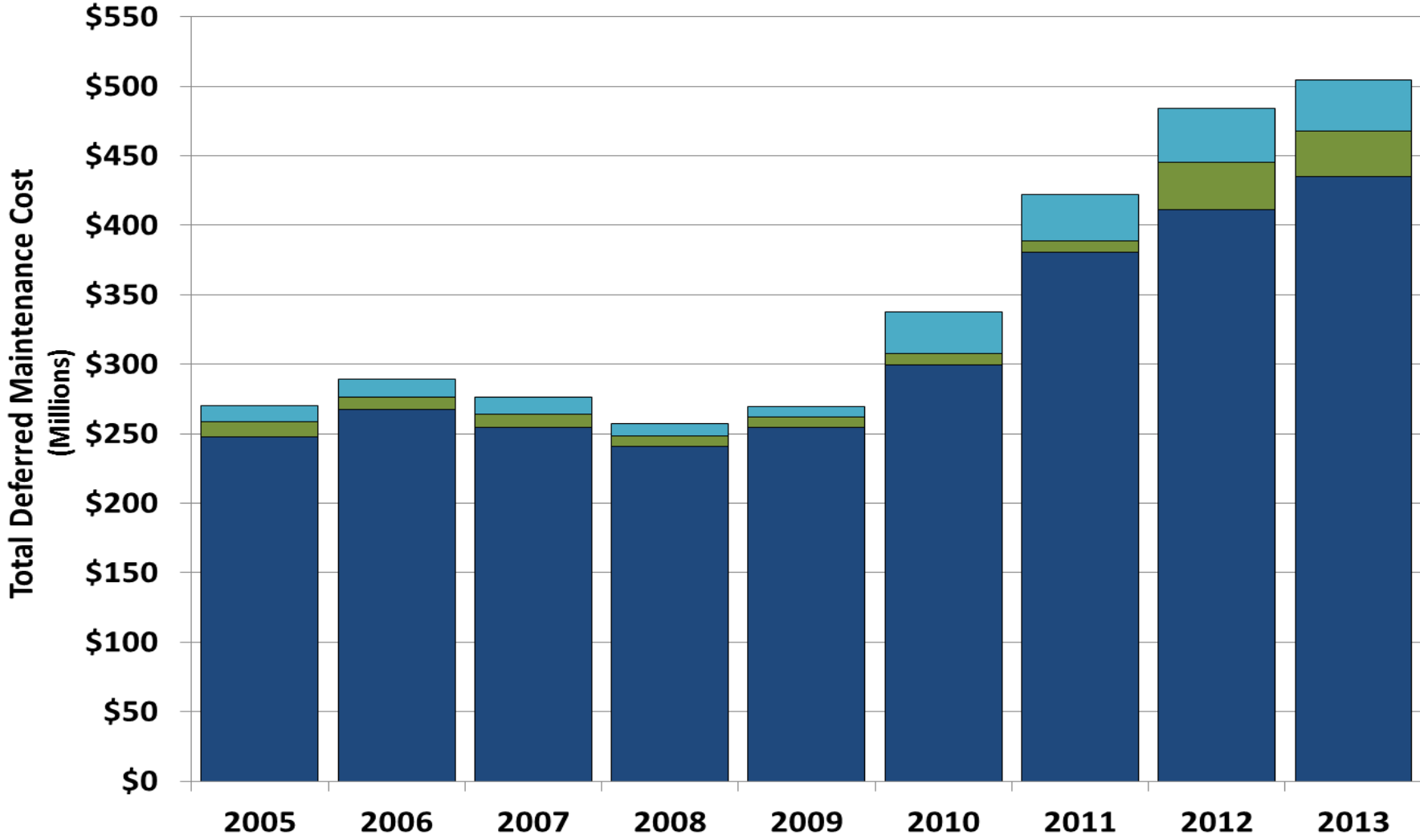
University of Toronto  
Historical Campus FCI



# Total Deferred Maintenance Cost by Year and Campus

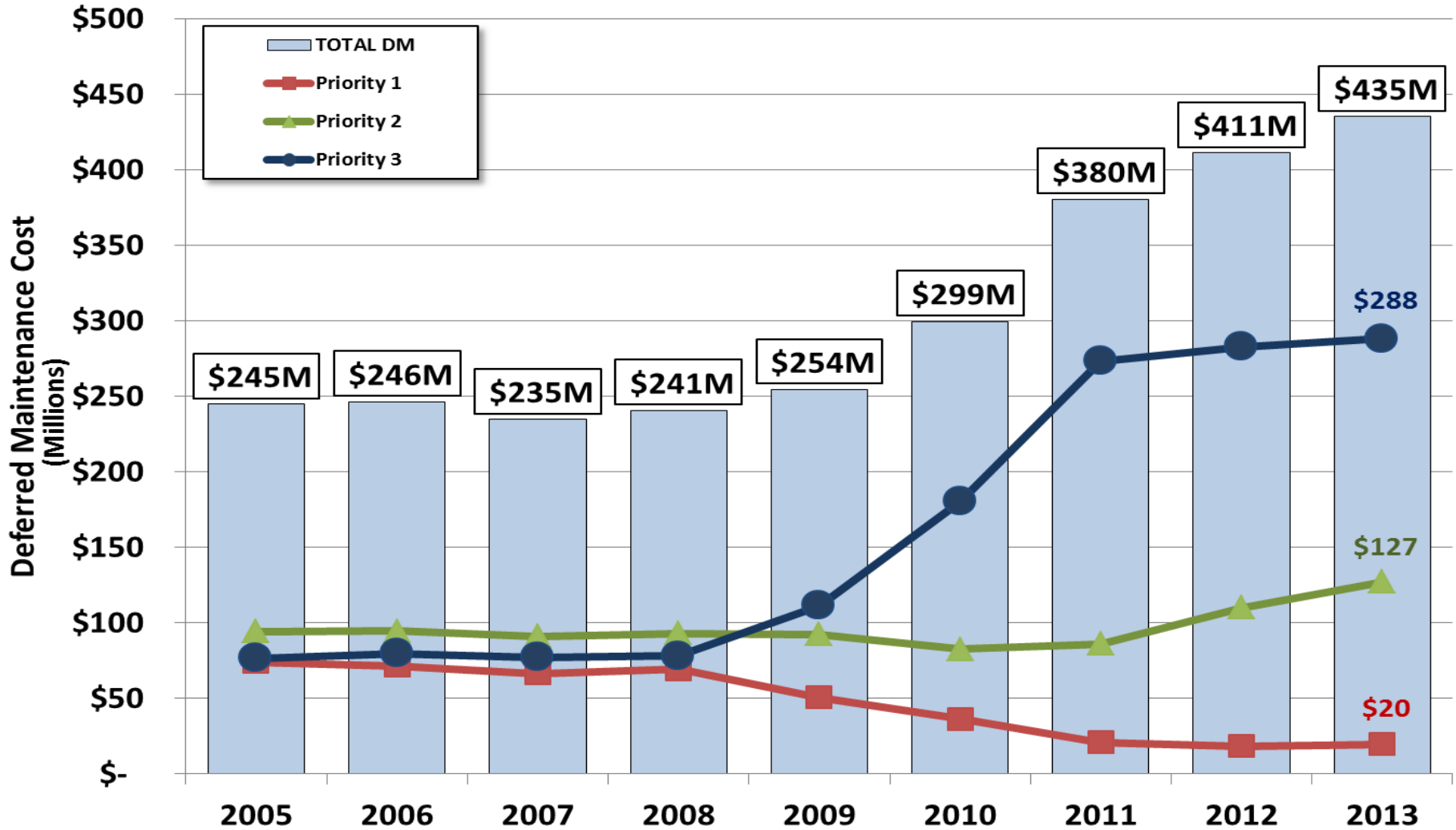
## U of T Total Deferred Maintenance Cost Year Over Year

UTSC UTM St. George



# St. George Campus – Priority 1-3 Over Time

St George Campus  
Historical Deferred Maintenance Costs - Priorities 1 to 3

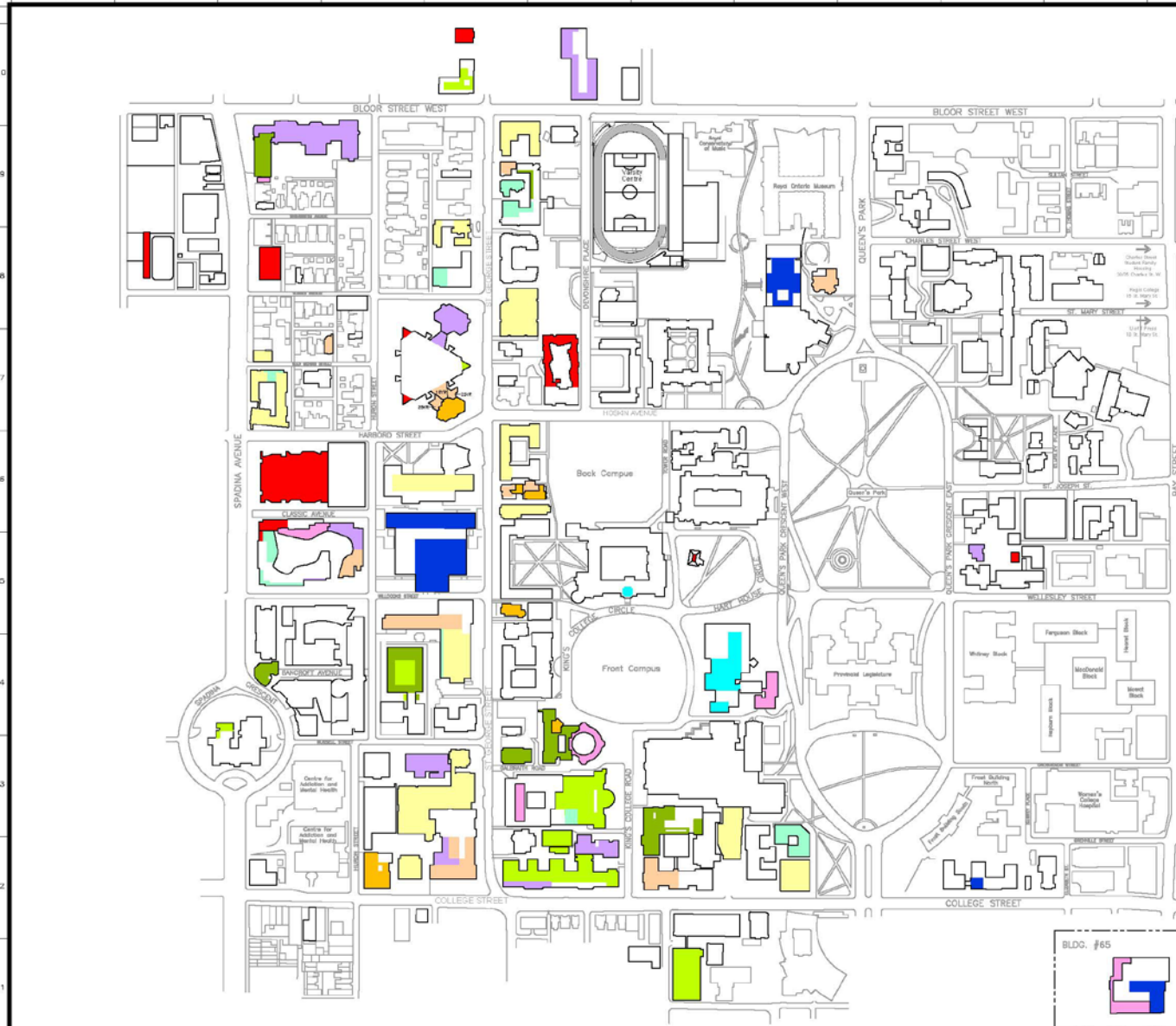


# Managing the Problem of Deferred Maintenance – Setting Priorities

1. Legislation or health and safety priorities
2. Risk of failure based on VFA assessment priorities and feedback from F&S staff
3. Projects that support academic priorities such as the student experience or sustainability
4. Work that can be coordinated with major renovations to buildings



# VFA Priority One Repairs - Roofing



## LEGEND

Color	Year	Warranty
Orange	COMPLETED IN 2004	
Orange	- BLDG. # 68 - BY BOTHWELL-ACCURATE	25 YR
Orange	- BLDG. # 10 - BY SEMPLE-GOODER	10 YR
Orange	- BLDG. # 23 - BY SEMPLE-GOODER	10 YR
Orange	- BLDG. # 28 - BY SEMPLE-GOODER	25 YR
Orange	- BLDG. # 36 - BY SEMPLE-GOODER	2 YR
Orange	- BLDG. # 43 - BY SEMPLE-GOODER	10 YR
Blue	COMPLETED IN 2005	
Blue	- BLDG. # 16 - BY SEMPLE-GOODER	25 YR
Blue	- BLDG. # 33 - BY SEMPLE-GOODER	25 YR
Blue	- BLDG. # 51 - BY DEAN CHANDLER	25 YR
Blue	- BLDG. # 55 - BY SEMPLE-GOODER	2 YR
Blue	- BLDG. # 65 - BY DEAN CHANDLER	25 YR
Green	COMPLETED IN 2006	
Green	- BLDG. # 10 - BY SEMPLE-GOODER	10 YR
Green	- BLDG. # 14 - BY SEMPLE-GOODER	2 YR
Green	- BLDG. # 22 - BY SEMPLE-GOODER	25 YR
Green	- BLDG. # 27 - BY SEMPLE-GOODER	25 YR
Green	- BLDG. # 38 - BY DEAN CHANDLER	10 YR
Green	- BLDG. # 78 - BY SEMPLE-GOODER	20 YR
Green	- BLDG. # 145 - BY DEAN CHANDLER	25 YR
Cyan	COMPLETED IN 2007	
Cyan	- BLDG. # 1 - BY SEMPLE-GOODER	10 YR
Cyan	- BLDG. # 3 - BY SEMPLE-GOODER	25 YR
Yellow	COMPLETED IN 2008	
Yellow	- BLDG. # 6 - BY SEMPLE-GOODER	10 YR
Yellow	- BLDG. # 8 - BY SEMPLE-GOODER	25 YR
Yellow	- BLDG. # 9 - BY SCHROBER BROS. LTD.	25 YR
Yellow	- BLDG. # 20 - BY SEMPLE-GOODER	10 YR
Yellow	- BLDG. # 21 - BY YORK ROOFING	25 YR
Yellow	- BLDG. # 54 - BY SEMPLE-GOODER	25 YR
Yellow	- BLDG. # 78 - BY SEMPLE-GOODER	25 YR
Yellow	- BLDG. # 93 - BY BOTHWELL-ACCURATE	25 YR
Yellow	- BLDG. # 104 - BY DEAN CHANDLER	10 YR
Yellow	- BLDG. # 126 - BY SEMPLE-GOODER	25 YR
Yellow	- BLDG. # 155 - BY SCHROBER BROS. LTD.	25 YR
Red	COMPLETED IN 2009	
Red	- BLDG. # 6 - BY SEMPLE-GOODER	10 YR
Red	- BLDG. # 32 - BY SEMPLE-GOODER	20 YR
Red	- BLDG. # 123 - BY DEAN CHANDLER	25 YR
Red	- BLDG. # 34 - BY BOTHWELL-ACCURATE	25 YR
Red	- BLDG. # 127 - BY SEMPLE-GOODER	10 YR
Red	- BLDG. # 97 - BY SEMPLE-GOODER	10 YR
Red	- BLDG. # 58A - BY SEMPLE-GOODER	25 YR
Red	- BLDG. # 120 - BY SEMPLE-GOODER	10 YR
Red	- BLDG. # 117 - BY SEMPLE-GOODER	10 YR
Red	- BLDG. # 11 - SKYHUT REFRAGE - BY SEMPLE-GOODER	
Brown	COMPLETED IN 2010	
Brown	- BLDG. # 23 - BY PROVINCIAL INDUSTRIAL	10 YR
Brown	- BLDG. # 6 - BY SEMPLE-GOODER	25 YR
Brown	- BLDG. # 5 - BY SEMPLE-GOODER	10 YR
Brown	- BLDG. # 91 - GTA ROOFING	10 YR
Brown	- BLDG. # 52 - BY PROVINCIAL INDUSTRIAL	10 YR
Brown	- BLDG. # 143 - BY SEMPLE-GOODER	25 YR
Brown	- BLDG. # 73 - BY SEMPLE-GOODER	25 YR
Brown	- BLDG. # 7 - BY SEMPLE-GOODER	5 YR
Brown	- BLDG. 432 - BY DEAN CHANDLER ROOFING	25 YR
Brown	- BLDG. # 88 - BY GTA ROOFING	25 YR
Pink	COMPLETED IN 2011	
Pink	- BLDG. # 123 - BY PROVINCIAL INDUSTRIAL	10 YR
Pink	- BLDG. # 143 - BY SEMPLE-GOODER	25 YR
Pink	- BLDG. # 14 - BY SEMPLE-GOODER	25 YR
Pink	- BLDG. # 18 - GTA ROOFING	25 YR
Pink	- BLDG. #08A - BY PROVINCIAL INDUSTRIAL	25 YR
Pink	- BLDG. # 097 - BY SEMPLE-GOODER	25 YR
Pink	- BLDG. # 33 - BY SEMPLE-GOODER	25 YR
Pink	- BLDG. # 6A - BY SEMPLE-GOODER	25 YR
Pink	- BLDG. #008 - BY DEAN CHANDLER ROOFING	25 YR
Light Blue	COMPLETED IN 2012	
Light Blue	- BLDG. # 73 - BY SEMPLE-GOODER	10 YR
Light Blue	- BLDG. # 65 - BY DEAN CHANDLER ROOFING	25 YR
Light Blue	- BLDG. # 32 - BY SEMPLE-GOODER	25 YR
Light Blue	- BLDG. # 142 - BY SEMPLE-GOODER	10 YR
Light Blue	- BLDG. # 104 - BY SCHROBER BROS. LTD.	25 YR
Light Blue	- BLDG. # 47 - BY SEMPLE-GOODER	25 & 75 YR
Light Green	COMPLETED IN 2013	
Light Green	- BLDG. # 33 - BY DEAN CHANDLER	25 YR
Light Green	- BLDG. # 132 - BY PROVINCIAL ROOFING	10 & 25 YR
Light Green	- BLDG. # 9 - BY SEMPLE-GOODER	10 & 25 YR
Light Green	- BLDG. # 73 - BY YORK ROOFING	10 YR
Light Green	- BLDG. # 64 - BY SCHROBER BROS. LTD.	10 YR
Light Green	- BLDG. # 110 - BY SEMPLE-GOODER	10 & 75 YR
Light Green	- BLDG. # 35 - BY SEMPLE-GOODER	10 & 75 YR
Light Green	- BLDG. # 11 - BY SEMPLE-GOODER	25 YR
Yellow	NEW CONSTRUCTION/ROOFING	



# VFA Priority – Roof Replacement: New College



Before



Before



After



After



# VFA Priority – Roof Replacement: Innis College



Before



After



Before



After



# VFA Priority – Building Envelope: 63 St. George Street

Before



Before



Before



After





# VFA Priority – Elevator Retrofit: 500 University Avenue

Elevator Cab  
Before



Elevator Cab  
After



Old Motors



New Controllers







# Improving the Student Experience: Washroom Upgrades – Koffler Student Centre

Before



After



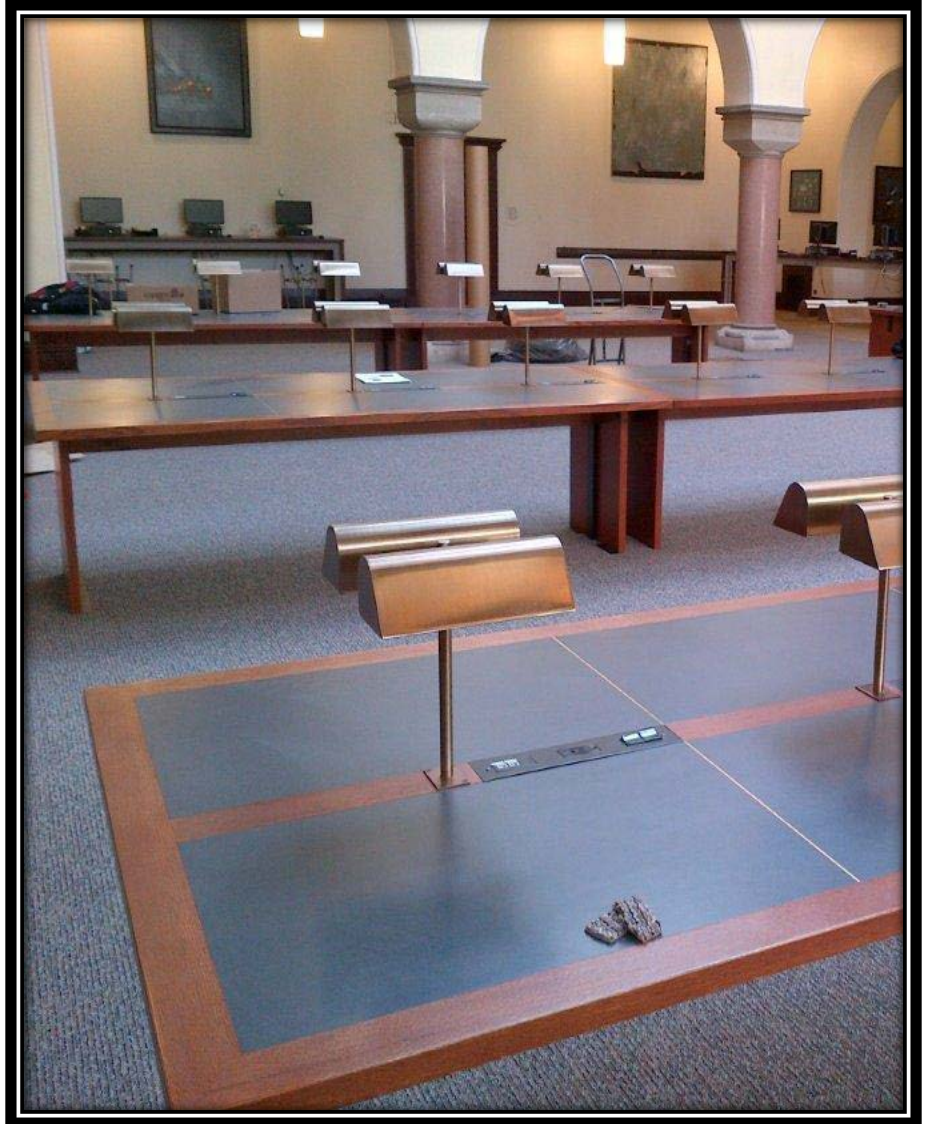


# Improving the Student Experience: Carpet Replacement at Gerstein

Before



After



# Improving the Student Experience/Sustainability: Aerospace Building

Before



After





# Conclusion

- We are addressing a wide variety of priorities based on several competing criteria.
- While the overall liability is increasing, we are successfully addressing the highest priority repairs
- This liability will be with us for decades to come but with sustained significant funding, we are able to manage this issue.