



FOR INFORMATION

PUBLIC

OPEN SESSION

TO: Business Board

SPONSOR: Scott Mabury, Vice-President, University Operations
CONTACT INFO: 416-978-0231, scott.mabury@utoronto.ca

PRESENTER: Ron Swail, Chief Operations Officer, Property Services & Sustainability
CONTACT INFO: 416-978-5098, ron.swail@utoronto.ca

DATE: January 14, 2016 for January 25, 2016

AGENDA ITEM: 4

ITEM IDENTIFICATION:

Annual Report on Deferred Maintenance for the year 2015

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 25, 2016)**

PREVIOUS ACTION TAKEN:

The **Annual Report on Deferred Maintenance for the year 2014** was presented for information at the meeting of March 2, 2015.

HIGHLIGHTS:

The University's total deferred maintenance liability on academic and administrative buildings presently stands at \$518M, up slightly from last year's figure of \$515M. Both St. George campus and UTSC saw a slight increase in their respective total liability compared to last year while UTM saw a decrease of \$7M. As with previous reports, the vast majority of deficiencies are still focused at St. George with \$450M of the total \$518M liability.

Our current combined facility condition index (FCI) is 13.4%, lower than last year's figure of 14.1%. Our institutional FCI remains higher than the COU average across the sector of 11%.

However, the gap is narrowing with our FCI lower this year and the COU average is up 1% year over year. Ten percent is the lower threshold for buildings in “poor” condition. Over the past five years, facility condition indices at all three campuses have been relatively flat or decreasing.

While the volume of deferred maintenance items has increased slightly at St. George, it is important to note that the highest priority repairs, priority one and two, are flat or have trended downward over the past five years. The funds that have been provided to address deferred maintenance have been utilized to address the most pressing deficiencies. 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. Beyond the direct application of funds to specific deficiencies, the portfolio has benefited from capital projects retrofitting buildings in poor condition such as the ongoing rehabilitation of the 1 Spadina building.

FINANCIAL IMPLICATIONS:

With the significant internal funding combined with the Provincial FRP funds, we are now at a level where we can maintain and even start to improve the condition of our academic and administrative buildings.

This liability is significant and will be with us for a very long time into the future, however the challenge of deferred maintenance is being managed. With the stable and significant funding being directed to this issue, we will be able to adequately maintain our 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 2015

**Report to the Business Board
Deferred Maintenance
December 2015**



**Ron Swail
Chief Operations Officer
Property Services & Sustainability
Facilities and Services
January 25, 2016**

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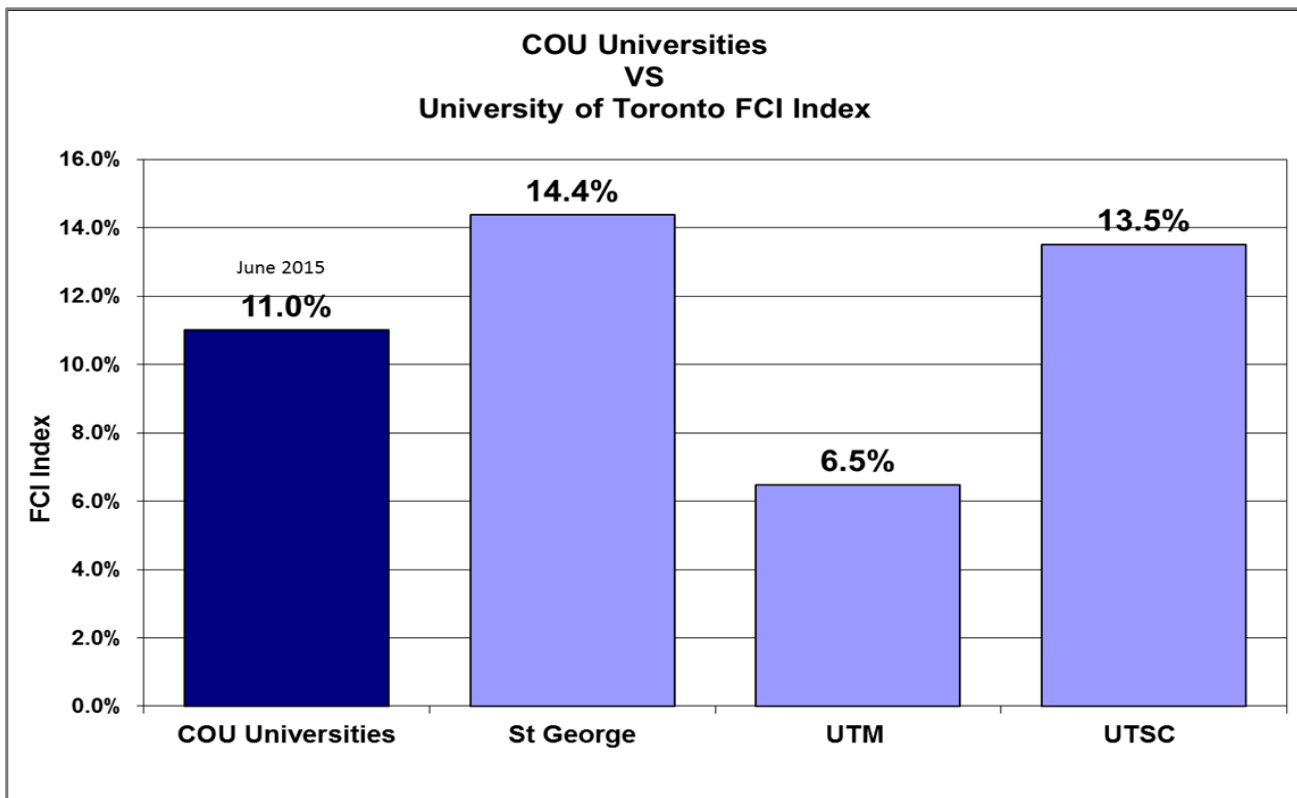
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Introduction - Facilities Condition Assessment Program (FCAP)

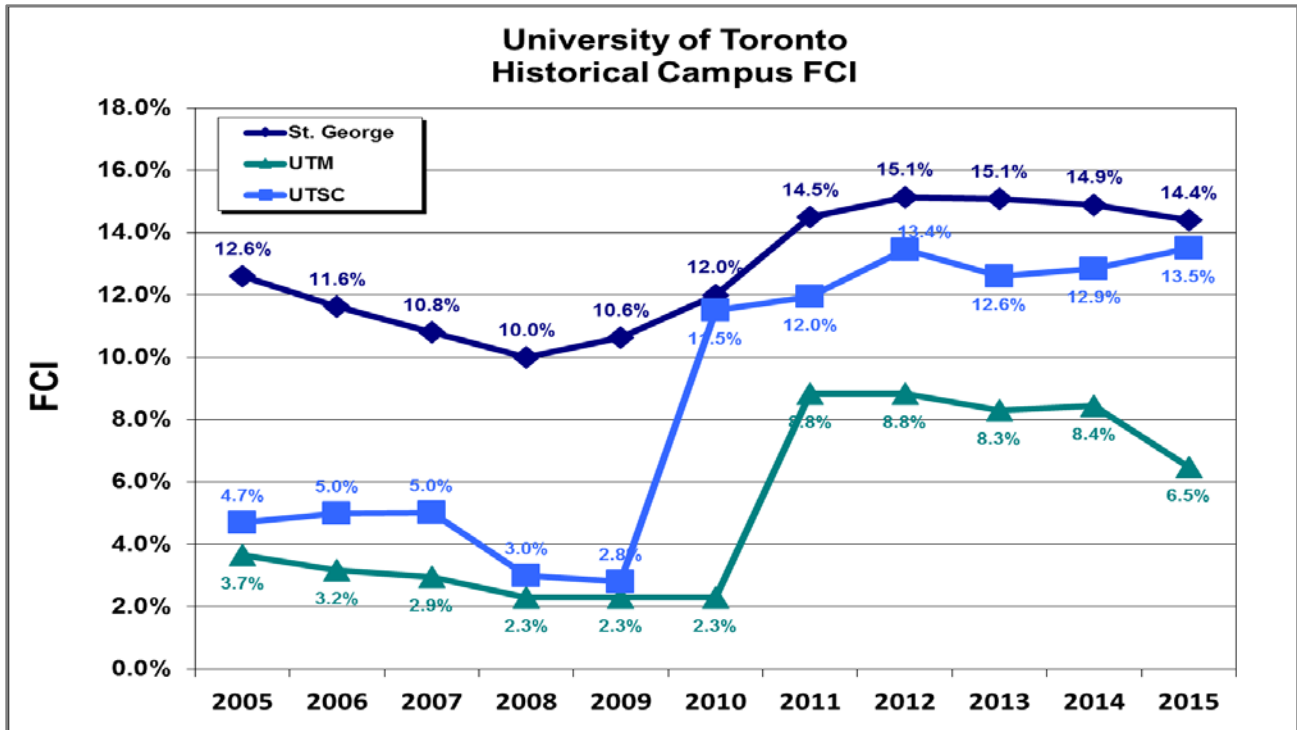
Ontario universities have been participating in the Facilities Condition Assessment Program (FCAP) for well over a decade. The program provides a consistent approach to identify, quantify, prioritize and report on deferred maintenance liabilities. The program, at present, is limited to academic and administrative 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 total project costing but rather order of magnitude costs based on building systems through their life expectancy. 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

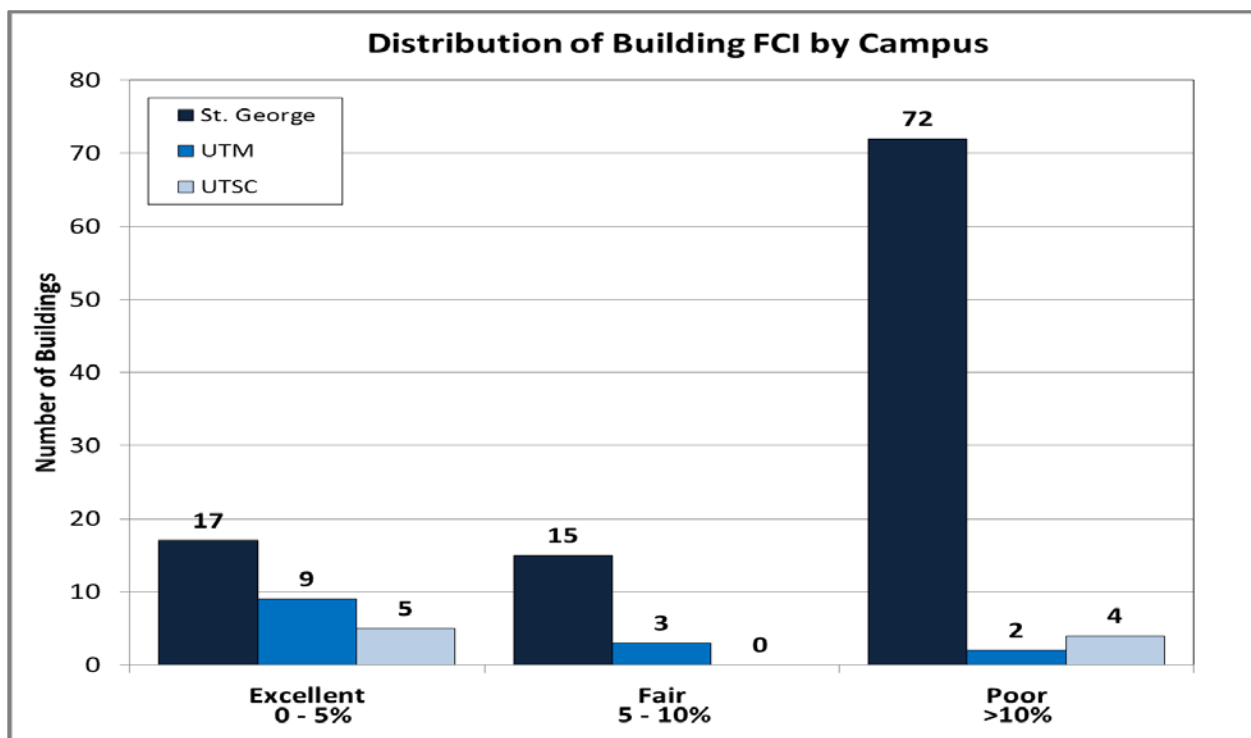
The current combined estimated replacement value of all academic and administrative buildings at the University of Toronto has risen to \$3.9B. The total deferred maintenance liability across all three campuses' academic and administrative buildings increased to an estimated \$518M up by just over \$3M from the previous year. Both St. George campus and UTSC saw a modest increase in the total liability compared to the previous year while UTM saw a decrease of \$7M. The University's combined facility condition index (FCI) is now **13.4%**, slightly below last year's figure but still above the average for Ontario universities. An FCI above 10% is indicative of a portfolio in "poor" condition.



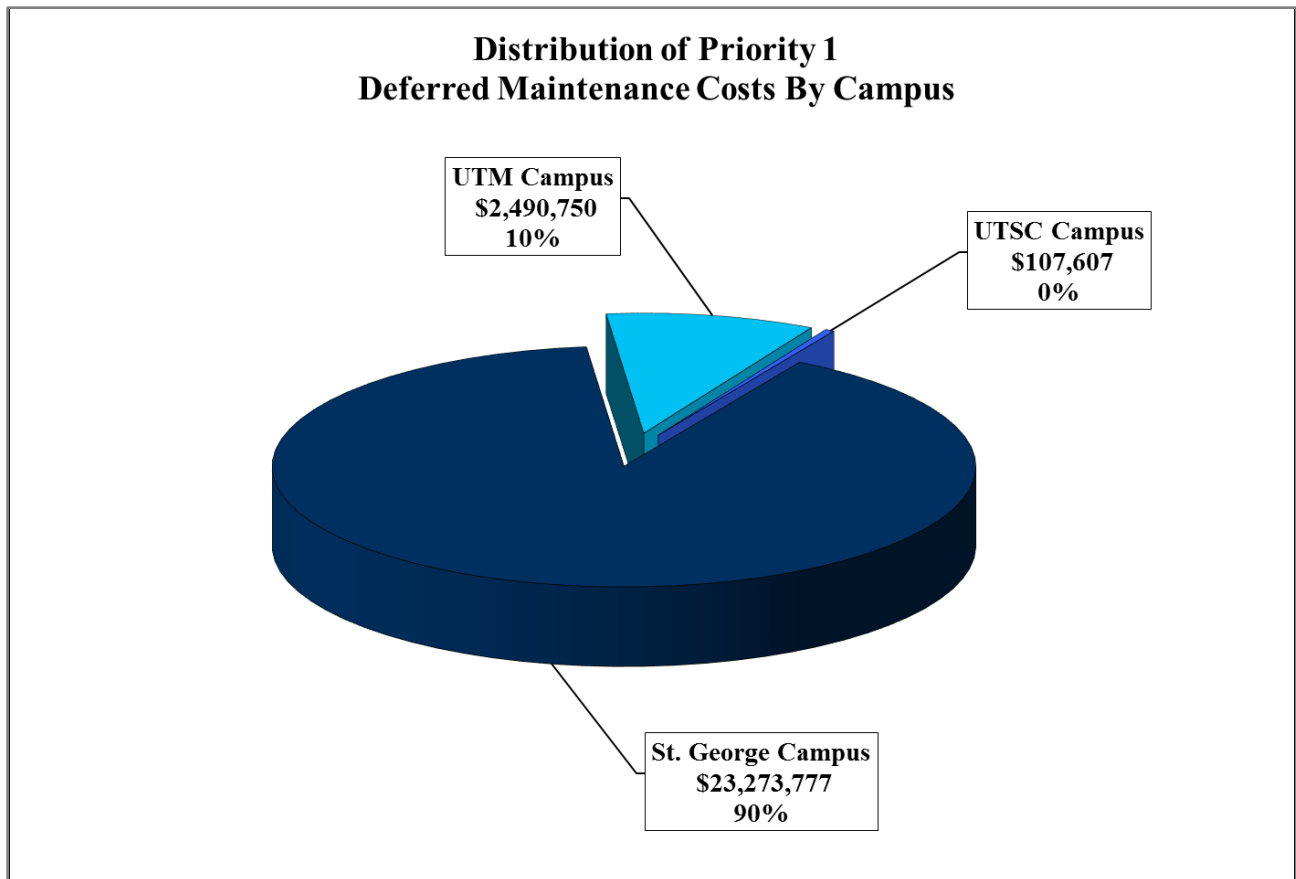
When we look at the trend of FCIs over the past 10 years, we can see the effect of the revised, more detailed, audit program starting in 2009 which increased the FCI on all campuses. Now, with all buildings having been audited on the new methodology and the application of funds being used to address this liability we can see the leveling off of FCIs at all three campuses over the past five years.



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 a few buildings falling in the “excellent” or “fair” categories.

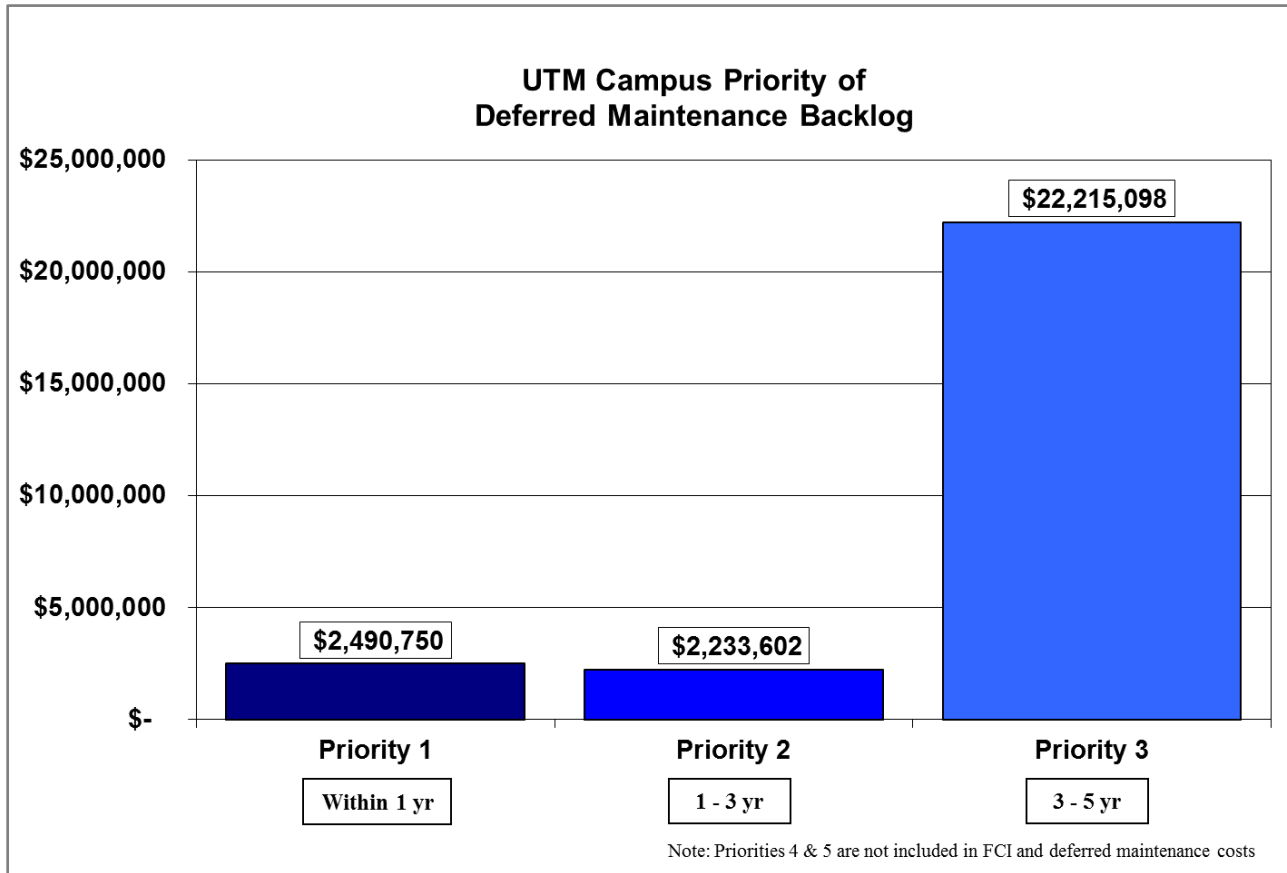


The Facilities Assessment Program not only identifies deficiencies but also classifies all deferred maintenance items into priorities ranging from 1 to 3. Priority one items should be corrected within the next year. Priority two items should be addressed in 1-3 years and priority three items should be addressed in the next 3 to 5 years. The graph below identifies the University's priority 1 items by campus.



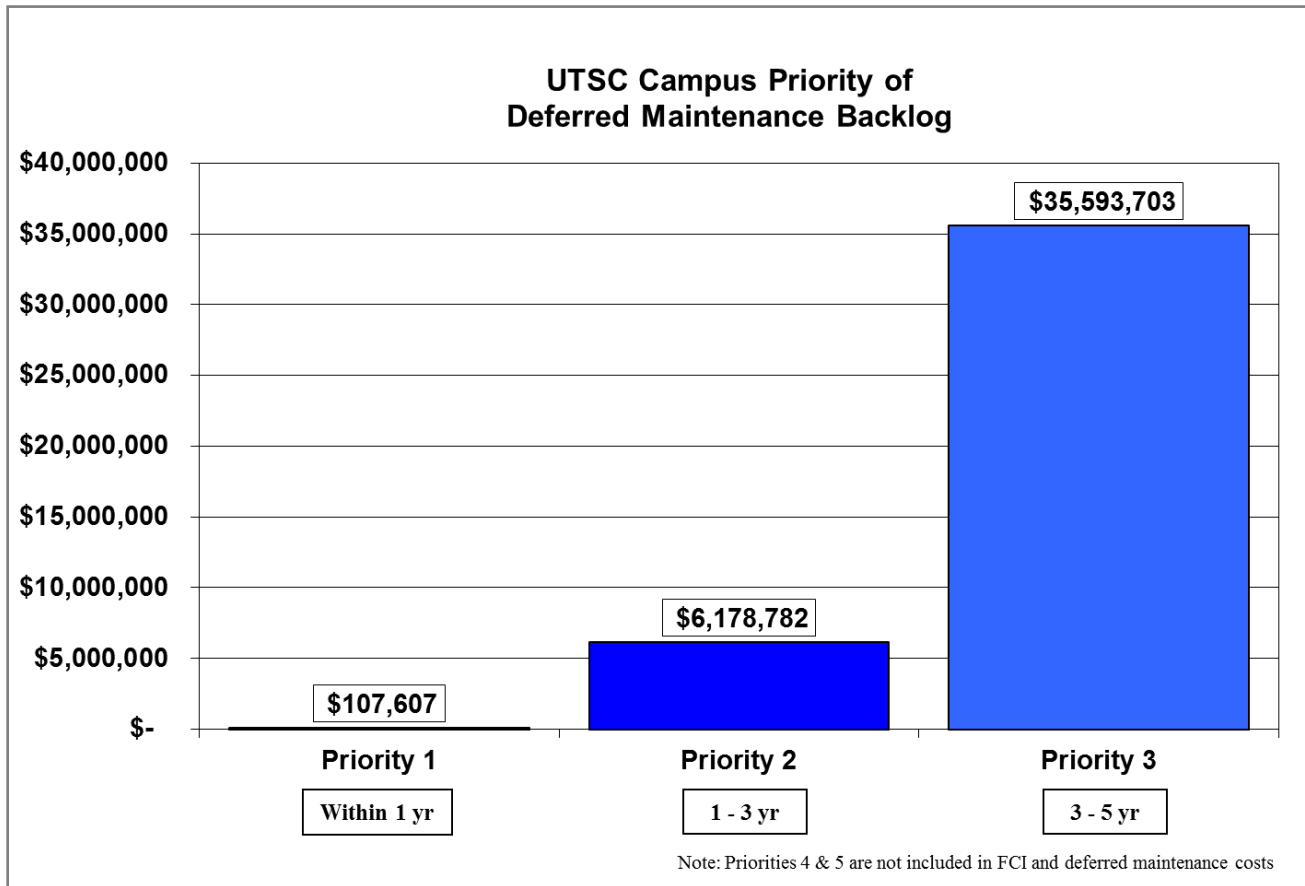
University of Toronto at Mississauga (UTM)

The survey data for UTM now includes 14 buildings with a gross area of 118,432 gross square meters. Total replacement value of the buildings was estimated at \$416M, with a deferred maintenance backlog of \$27M down \$7M from last year. The campus FCI decreased from 8.4% to 6.5%. As can be seen in the following chart, the majority of the deferred maintenance items at the Mississauga campus are priority three.



University of Toronto at Scarborough (UTSC)

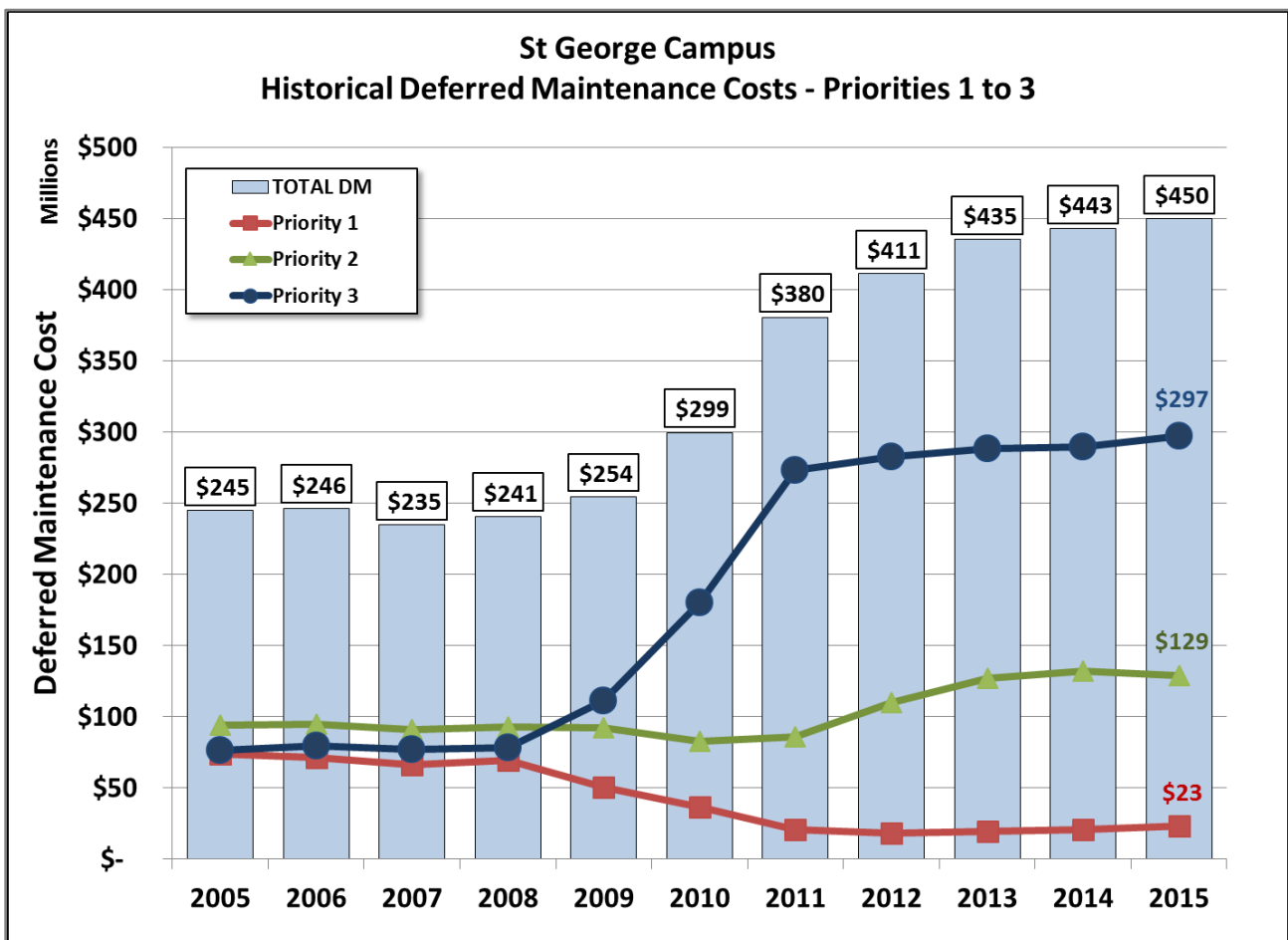
There are 9 administrative and academic buildings at the UTSC campus with a total gross area of 88,302 square meters. The total replacement value of these buildings is estimated at \$310M. The total deferred maintenance liability stands at \$42M, up by \$3.3M from the previous year. The campus FCI is now 13.5% slightly up from 12.9% in the previous year. As can be seen in the following chart, the majority of the deferred maintenance items at the Scarborough campus are priority three.



St. George Campus

There are 109 academic and administrative buildings at the St. George campus (5 have not been audited) with a total gross area of 1,011,906 gross square meters and a total replacement value estimated at \$3.2B. The campus FCI is now 14.4% a decrease from the previous year's FCI of 14.9%. The total estimated deferred maintenance backlog is now \$450M, up by \$7.0M from the previous year.

The following chart illustrates both the total deferred maintenance liabilities at St. George and the priority levels over time. When we look at the liability over the past decade, we see the effect of the revised, more detailed, audit program starting in 2009 which increased the FCI and total liability. While the overall liability remains substantial, we can observe a positive trend over the past five years with deficiencies remaining relatively flat across all priority levels. This stability is the direct result of: significant internal funding, Provincial FRP funding, and the indirect impact of several capital projects over the years which have renewed buildings and effectively eliminated deferred maintenance in those assets. In real terms, **the portfolio of buildings at the St. George campus is in much better condition today than a decade ago.**



Deferred Maintenance – Setting Priorities

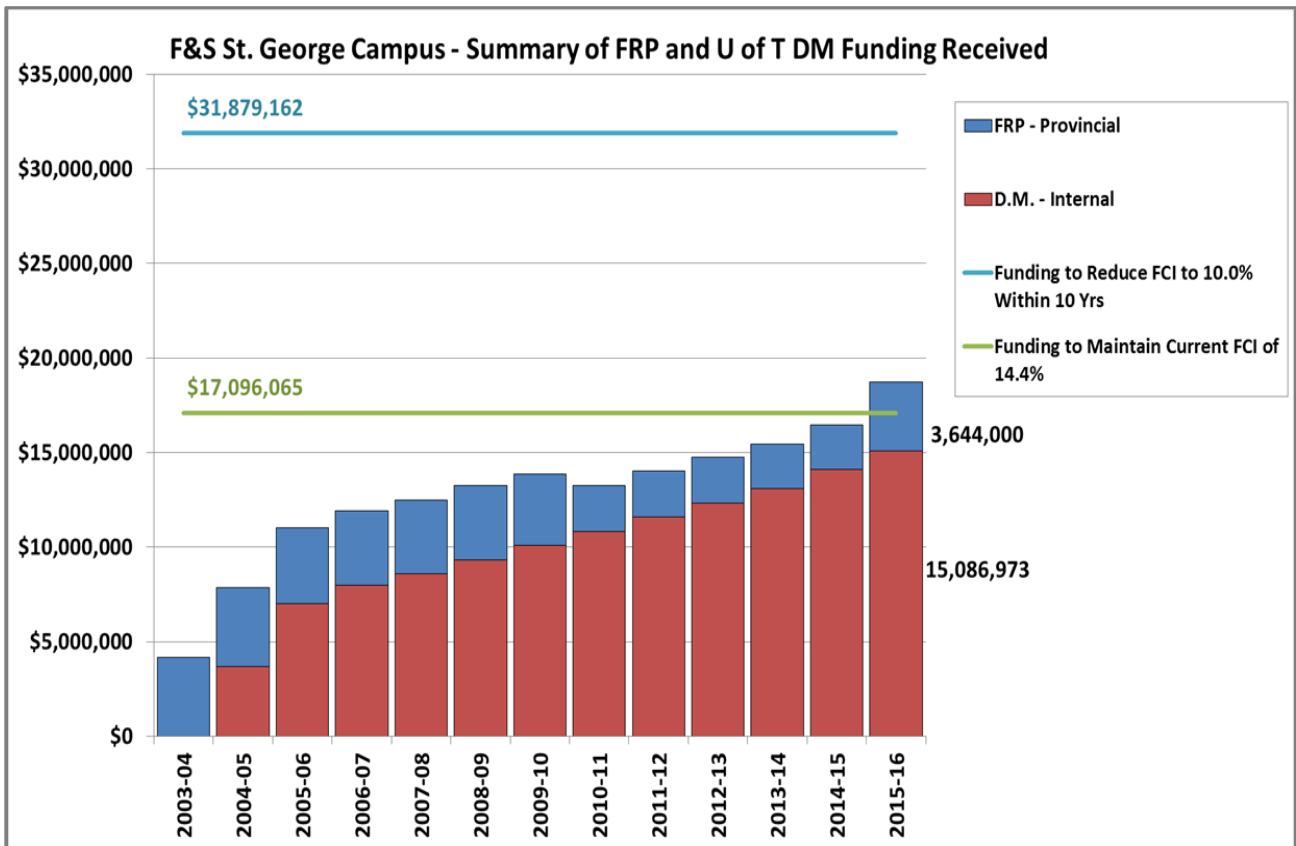
In general, priorities for selecting projects are based on four basic criteria:

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

Beyond our basic priorities noted above, the substance of this report is given to the members of the Capital Projects and Space Allocation Committee (CaPS) to provide an overview of the issue, receive feedback from the faculty representatives, and to review priorities for the coming year. Discussions are also regularly held with divisional representatives to ensure that deferred maintenance projects align with academic priorities.

Managing Deferred Maintenance – Funding

The chart below illustrates the direct investments made in deferred maintenance over the past 12 years at the St. George campus. We can see the significant internal funds directed to this liability as well as the Provincial Facilities Renewal Program funding (FRP). We are now at a funding level where we will be able to keep the FCI stable over time (green line). For context, the blue line below represents the investment we would need to make annually to reduce the campus FCI to 10% within 10 years. Beyond the direct funding noted below, capital projects have addressed deferred maintenance items indirectly



through the ongoing rehabilitation of buildings such as the 1 Spadina renovation project.

Conclusion

Over the past five years we can observe a steady leveling off and stability in total deficiencies across all three campuses. The significant funding we are receiving internally has effectively supported the management of this issue and an improvement to the overall condition of our physical assets. This liability, however, will be with us for a very long time into the future. With the stable and significant funding we are receiving we will be able to continue to improve the condition of our 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 – December 2015

St. George Campus

BUILDING NAME	BLDG USE	GSM	REPLACEMENT VALUE	DM COST	FCI	RECENT AUDIT DATE	PROJECTED AUDITED DATE
001 - University College	Academic / Admin	16,812	54,911,213	6,948,761	12.7%	2014-15	2020
003 - Sigmund Samuel Library Building	Library	21,057	33,614,548	7,740,767	23.0%	2010-11	2015
004 - McMurrich Building	Admin	5,362	24,144,858	1,316,807	5.5%	2012-13	2017
005 - Medical Sciences Building	Acad & Research	71,197	323,594,752	54,593,261	16.9%	2015-16	2021
006 - John P. Robarts Library Building	Library	79,828	152,587,937	4,862,074	3.2%	2010-11	2016
006A - Claude T. Bissell Building	Library	9,431	19,004,275	931,774	4.9%	2010-11	2016
006B - Thomas Fisher Rare Books	Library	6,560	11,965,891	701,078	5.9%	2010-11	2016
007 - Mining Building	Acad & Research	11,345	49,470,131	1,919,566	3.9%	2010-11	2015
008 - Wallberg Building	Acad & Research	17,622	76,726,993	12,477,436	16.3%	2010-11	2015
008A - D.L. Pratt Building	Acad & Research	6,533	36,351,425	2,323,927	6.4%	2010-11	2015
009 - Sanford Fleming Building	Acad & Research	19,253	97,621,238	17,173,117	17.6%	2010-11	2015
010 - Simcoe Hall	Admin	5,900	13,230,492	2,069,875	15.6%	2012-13	2017
010A - Convocation Hall	Academic	4,338	16,406,395	2,454,624	15.0%	2012-13	2017
011 - Tanz Neuroscience Building	Acad & Research	4,517	19,973,163	3,852,980	19.3%	2014-15	2020
014 - Bloor Street West-371	Admin	17,138	34,077,394	10,235,054	30.0%	2012-13	2018
016 - Banting Institute	Acad & Research	9,468	42,325,042	8,674,717	20.5%	2012-13	2018
019 - Kings College Circle-21	Admin	2,335	5,233,375	1,089,669	20.8%	2014-15	2020
020 - Rosebrugh Building	Academic	5,593	11,575,783	3,472,654	30.0%	2012-13	2018

BUILDING NAME	BLDG USE	GSM	REPLACEMENT VALUE	DM COST	FCI	RECENT AUDIT DATE	PROJECTED AUDITED DATE
021 - Engineering Annex	Acad & Research	1,939	8,613,343	1,328,581	15.4%	2010-11	2015
022 - Mechanical Engineering Bldg	Academic / Admin	9,729	43,474,158	3,770,703	8.7%	2014-15	2020
023 - University College Union	Other	2,232	7,886,239	1,364,453	17.3%	2012-13	2018
024 - Haultain Building	Admin	3,471	14,567,398	2,090,779	14.4%	2012-13	2018
025 - FitzGerald Building	Acad & Research	9,757	41,994,168	12,166,761	29.0%	2010-11	2015
026 - Cumberland House	Admin	1,581	5,130,282	1,026,556	20.0%	2012-13	2018
027 - Physical Geography Building	Academic	1,962	4,014,913	915,514	22.8%	2014-15	2020
028 - Architecture Building	Academic	6,735	13,270,603	4,597,055	34.6%	2012-13	2018
030A - Varsity Arena	Athletic Facility	7,573	11,475,277	2,275,858	19.8%	2014-15	2020
032 - Wetmore Hall - New College	Residential / Academic	13,253	18,405,183	4,648,709	25.3%	2014-15	2020
032A - Wilson Hall - New College	Academic	17,525	26,156,758	2,709,133	10.4%	2014-15	2020
033 - Sidney Smith Hall	Academic / Admin	29,403	63,090,117	27,795,964	44.1%	2010-11	2015
034 - Massey College	Academic	7,456	10,622,265	4,006,509	37.7%	2012-13	2018
036 - Astronomy Building	Academic	3,058	13,999,546	2,495,715	17.8%	2010-11	2016
038 - Woodsworth College	Academic	5,362	10,966,964	546,382	5.0%	2012-13	2018
039 - St. George Street-49	Academic	787	1,618,717	676,842	41.8%	2012-13	2018
040 - Flavelle House	Academic	11,217	23,678,112	4,989,661	21.1%	2012-13	2018
042 - Goldring Centre for High Perf. Sport	Athletic Facility	13,400	22,460,899	-	-	n/a	2020
043 - School of Graduate Studies	Academic	1,139	2,342,718	624,712	26.7%	2014-15	2020
047 - Canadiana Gallery	Academic / Admin	3,159	6,430,024	1,482,226	23.1%	2012-13	2018

BUILDING NAME	BLDG USE	GSM	REPLACEMENT VALUE	DM COST	FCI	RECENT AUDIT DATE	PROJECTED AUDITED DATE
049 - Aerospace	Acad & Research	7,232	35,927,058	1,075,885	3.0%	2009-10	2016
050 - Falconer Hall	Admin	2,531	5,045,379	1,919,867	38.1%	2012-13	2018
051 - Edward Johnson Building	Academic	14,148	30,607,538	9,262,183	30.3%	2010-11	2017
052 - Best Institute	Acad & Research	6,915	30,780,223	6,094,430	19.8%	2012-13	2018
053 - Institute of Child Study	Academic	2,456	5,119,425	1,601,543	31.3%	2012-13	2018
054 - Spadina Crescent-1	Admin	8,716	38,663,072	1,053,897	2.7%	2012-13	2018
056 - Graduate Students Union	Admin	922	2,065,510	262,007	12.7%	2013-14	2019
057 - Bancroft Building	Admin	3,763	7,667,825	2,479,447	32.3%	2013-14	2019
061 - Borden Building South	Admin	2,390	5,024,811	2,068,536	41.2%	2013-14	2019
061A - Borden Building North	Admin	3,538	7,044,609	3,338,183	47.4%	2013-14	2019
062 - Earth Sciences Centre	Acad & Research	33,225	143,594,836	889,452	0.6%	2010-11	2017
065 - Dentistry Building	Acad & Research	24,517	106,854,410	25,457,054	23.8%	2010-11	2018
067 - Huron Street-215	Admin	11,521	25,980,529	8,939,258	34.4%	2013-14	2019
068 - Clara Benson Building	Athletic Facility	9,919	17,713,718	5,412,841	30.6%	2010-11	2017
068A - Warren Stevens Building	Athletic Facility	20,062	34,703,848	9,635,199	27.8%	2010-11	2017
070 - Galbraith Building	Academic	18,778	40,365,093	20,801,508	51.5%	2010-11	2017
071 - College Street-92	Admin	592	1,329,111	587,352	44.2%	2013-14	2019
072 - Ramsay Wright Labs	Acad & Research	25,067	103,049,360	29,425,011	28.6%	2010-11	2018
073 - Lash Miller Chemical Labs	Acad & Research	28,184	121,596,188	11,287,505	9.3%	2010-11	2018
077 - Sussex Court	Academic	3,275	6,773,108	2,016,145	29.8%	2014-15	2020
078 - McLennan Physical Labs	Acad & Research	32,257	142,302,639	23,369,958	16.4%	2010-11	2017
079 - Anthropology Building	Acad & Research	6,156	27,703,989	4,147,582	15.0%	2012-13	2018

BUILDING NAME	BLDG USE	GSM	REPLACEMENT VALUE	DM COST	FCI	RECENT AUDIT DATE	PROJECTED AUDITED DATE
080 - BCIT	Acad & Research	50,021	226,996,585	3,725,567	1.6%	2014-15	2020
082 - Gage Bldg	Academic	1,356	4,390,431	1,701,020	38.7%	2013-14	2019
083 - McCaul Street-254/256	Academic	4,401	9,031,497	1,132,574	12.5%	2013-14	2019
085 - 245 College Street	Abandoned	860	1,926,873	286,353	14.9%	2010-11	2016
088 - St. George Street-123	Admin	783	1,773,645	527,266	29.7%	2013-14	2019
089 - Munk School of Global Affairs	Admin	2,444	4,005,540	-	0.0%	2003-04	2019
090 -College St-88	Academic	1,748	3,566,526	1,241,829	34.8%	2013-14	2019
091 - Studio Theatre	Academic	442	1,667,807	294,502	17.7%	2013-14	2019
093 – Electro-metallurgy Lab	Acad & Research	176	786,944	133,361	16.9%	2014-15	2020
097 - 39 & 39A Queens Park	Academic	799	1,643,399	478,793	29.1%	2014-15	2020
097A - Queens Park Cres. E. - 39 (Rear)	Admin	165	368,437	23,206	6.3%	2014-15	2020
098B - Fontbonne Building	Academic	4,112	5,635,955	1,962,583	34.8%	2014-15	2020
098C - Mary Hall	Academic	2,318	3,104,334	1,616,737	52.1%	2014-15	2020
102 - Soldiers Tower	Other	300	973,488	63,703	6.5%	2014-15	2020
103 - School of Cont. Studies	Academic	1,615	3,508,935	105,828	3.0%	2014-15	2020
104 - Max Gluskin House	Academic / Admin	4,205	8,604,271	10,488	0.1%	2010-11	2016
105 - Fields Inst for Research in Math	Academic	3,241	6,662,040	633,491	9.5%	2014-15	2020
106 - 162 St. George	Admin	1,364	1,959,990	651,736	33.3%	2012-13	2018
110 - St. George Street-121	Admin	1,244	2,792,929	648,461	23.2%	2013-14	2019
111 - Bloor St W-246	Academic	6,697	13,776,580	1,042,094	7.6%	2014-15	2020
117 - W.B. MacMurray Field House	Athletic Facility	368	1,182,399	330,715	28.0%	2014-15	2020

BUILDING NAME	BLDG USE	GSM	REPLACEMENT VALUE	DM COST	FCI	RECENT AUDIT DATE	PROJECTED AUDITED DATE
120 - Louis B. Stewart Observatory	Academic	537	1,104,512	119,356	10.8%	2014-15	2020
123 - OISE	Academic	38,141	85,664,799	15,720,101	18.4%	2013-14	2019
125 - Spadina Avenue-703	Admin	603	1,582,810	343,901	21.7%	2014-15	2020
127 - 172 St. George St.	Academic / Admin	1,587	1,926,873	153,956	8.0%	2010-11	2016
128 - Jackman Humanities Bldg	Academic / Admin	11,798	26,485,542	517,760	2.0%	2010-11	2016
129 - Early Learning Centre	Other	1,268	4,009,935	187,932	4.7%	2014-15	2020
132 - Innis College	Academic	3,426	6,912,972	2,662,847	38.5%	2013-14	2019
134 - Joseph L. Rotman School of Management	Academic	26,428	55,333,664	284,772	0.5%	2005-06	2019
138 - Huron Street-370	Academic	431	911,171	231,990	25.5%	2013-14	2019
142 - Spadina Ave-713	Admin	313	698,232	301,139	43.1%	2013-14	2019
143 - Koffler Student Services Centre	Academic	11,585	37,352,735	3,254,178	8.7%	2013-14	2019
145 - Koffler Institute for Pharmacy Mgmt	Academic	1,967	4,356,345	300,938	6.9%	2014-15	2020
146 - Sussex Avenue-40	Admin	378	841,920	230,226	27.3%	2013-14	2019
151 - Spadina Avenue-655	Residence	1,011	2,278,797	191,464	8.4%	2013-14	2019
152 - Rehabilitation Sciences Building	Acad & Research	13,091	53,337,780	6,007,243	11.3%	2010-11	2016
153 - Spadina Road-56	Admin	679	2,018,363	182,317	9.0%	2013-14	2019
154 - Health Science	Academic	17,838	32,195,021	5,516,524	17.1%	2010-11	2017
155 - 255/257 McCaul St (BOE)	Academic / Admin	8,689	19,445,916	74,330	0.4%	2010-11	2017
156 - 263 McCaul St.	Academic / Admin	3,027	6,800,468	1,510,602	22.2%	2010-11	2017
160 - CCBR	Acad & Research	21,331	95,291,706	-	0.0%	2010-11	2016

BUILDING NAME	BLDG USE	GSM	REPLACEMENT VALUE	DM COST	FCI	RECENT AUDIT DATE	PROJECTED AUDITED DATE
161 - Leslie Dan Pharmacy	Acad & Research	16,832	69,868,065	393,236	0.6%	2010-11	2016
172 - Macdonald-Mowat House	Admin	1,482	2,156,935	980,237	45.4%	2012-13	2018
433 - Queen's Park Crescent East - 43	Admin	881	1,250,430	379,417	30.3%	2006-07	2015
St. George December 2015		1,003,168	3,129,108,460	449,629,870	14.4%		
St. George December 2014			2,962,357,361	442,629,239	14.9%		
St. George November 2013			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	DM COST	FCI	RECENT AUDIT DATE	PROJECTED AUDITED DATE
040 - Law Bldg (in construction)	Academic / Admin	4,033	9,061,523	n/a	n/a	n/a	2020
066 - 655 Spadina Ave	Academic / Admin	466	1,047,029	n/a	n/a	n/a	2016
092 - 167 College St.	Academic / Admin	1,454	3,266,912	n/a	n/a	n/a	2016
149 - UTL @ Downsview	Other	2,204	6,752,847	n/a	n/a	n/a	2016
171 - 455 Spadina Ave	Academic / Admin	581	1,305,417	n/a	n/a	n/a	2016

St. George Residences and Ancillaries (Data excluded from FCI calculation above)

BUILDING NAME	BUILDING USE	GSM	REPLACEMENT VALUE	DM COST	FCI	RECENT AUDIT DATE
002 - Hart House	Ancillary	19,022	61,725,629	6,488,593	10.5%	2014-15
013 - Whitney Hall	Residence	9,077	12,866,648	2,489,978	19.4%	2006
029 - Sir Daniel Wilson Residence	Residence	9,188	13,004,236	3,823,137	29.4%	2006
055 - Highland Avenue-93	Residence	1,777	2,509,106	566,537	22.6%	2005
064 - New Graduate Res	Residence	9,832	13,915,486	n/a	n/a	n/a
075 - Faculty Club	Ancillary	1,029	3,547,594	n/a	n/a	n/a
130 - Woodsworth College Res	Residence	17,079	24,331,768	348,669	1.4%	2008
131 - New College 3	Residence	5,738	8,157,144	n/a	n/a	n/a
133 - Innis College Student Residence	Residence	11,934	16,965,613	531,663	3.1%	2009
158 - Chestnut Residence	Residence	65,731	93,644,326	20,976,460	22.4%	2013
478 - Christie House	Residence	2,406	3,395,083	454,415	13.4%	2007
790 - 30 Charles Street West(2011)	Residence	20,903	29,779,668	5,668,138	19.0%	2011
791 - 35 Charles Street West(2011)	Residence	18,580	26,470,183	5,164,370	19.5%	2011
		192,296	310,312,485	46,511,960	15.0%	

UTM Campus

BUILDING NAME	BUILDING USE	GSM	REPLACEMENT VALUE	DM COST	FCI	RECENT AUDIT DATE
311 - North Building	Acad & Research	9,459	21,236,590	-	0.0%	2012-13
313 - William G. Davis Building	Academic / Admin	52,478	234,643,307	22,343,624	9.5%	2012-13
314 - Kaneff Ctr for Mgmt & Social Science	Acad & Research	3,376	6,943,824	1,626,215	23.4%	2012-13
316 - Erindale Studio Theatre	Academic	590	2,226,259	210,093	9.4%	2012-13
317 - Paleomagnetism Lab	Acad & Research	209	934,495	65,331	7.0%	2012-13
322 - Geomorphology Building	Acad & Research	60	268,276	-	0.0%	2012-13
328 - Student Centre	Admin	2,991	9,705,675	288,721	3.0%	2012-13
329 - CCIT	Academic	11,414	51,035,076	1,325,696	2.6%	2012-13
330 - Alumni House (Springbank Ctr)	Admin	543	1,219,100	261,492	21.4%	2012-13
331 - Hazel McCallion Acad Learning Centre	Library	9,173	17,305,323	776,239	4.5%	2012-13
332 - Recreation, Athletics and Wellness Centre	Athletic Facility	7,600	13,478,600	29,603	0.2%	2012-13
Academic Annex	Academic	793	1,780,380	1,628	0.1%	2012-13
Instructional Centre	Academic	13,704	28,186,661	-	0.0%	2012-13
Terrance Donnelly Health Sciences Complex	Academic	6,042	27,015,413	10,809	0.0%	2012-13
UTM December 2015		118,432	415,978,981	26,939,449	6.5%	
UTM December 2014			403,081,142	34,003,684	8.4%	
UTM November 2013			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	DM COST	FCI	RECENT AUDIT DATE
200B - Bladen Wing	Academic / Admin	8,654	38,694,371	6,647,590	17.2%	2010-11
200H - Humanities Wing	Academic / Admin	9,217	41,211,696	7,583,127	18.4%	2010-11
200M - Management Building	Academic / Admin	5,037	10,360,202	376,497	3.6%	2010-11
200R - Recreation Wing	Athletic Facility	8,084	14,336,166	1,971,003	13.7%	2010-11
200S - Science Wing	Academic / Admin	31,225	136,406,583	24,848,394	18.2%	2010-11
201 - Academic Resource Centre	Library	9,280	17,507,184	27,569	0.2%	2010-11
203 - Student Centre	Academic / Admin	4,804	10,785,556	345,795	3.2%	2010-11
204 - Arts and Administration Building	Academic / Admin	5,840	13,111,501	63,777	0.5%	2010-11
205 - Science Research Building	Acad & Research	6,161	27,547,494	16,340	0.1%	2010-11
UTSC December 2015		88,302	309,960,753	41,880,092	13.5%	
UTSC December 2014			300,350,369	38,604,458	12.9%	
UTSC November 2013			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
(excluding residences and ancillaries)**

	REPLACEMENT VALUE	DEFERRED MAINTENANCE COST	DEC 2015 FCI	DEC 2014 FCI
St. George December 2015	3,129,108,460	449,629,870	14.4%	14.9%
UTM December 2015	415,978,981	26,939,449	6.5%	8.4%
UTSC December 2015	309,960,753	41,880,092	13.5%	12.9%
	3,855,048,194	518,449,411	13.4%	

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 with funding provided internally and with the Provincial FRP.

PROJECT CATEGORY	COST TO DATE \$ 000's
Roofing (e.g. Edward Johnson, New College, Convocation Hall, 40 Sussex, Sanford Fleming, Tanz)	1,921
Building Envelope (e.g. Warren Stevens, Rotman, Sid Smith, Fac. Of Social Work, MSB, Lash Miller, Mining, Munk Centre)	4,299
Elevators (e.g. Robarts, Fisher, Dentistry, Galbraith, Lash Miller, Mining, Mechanical Engineering)	2,174
Building Interior Fabric & Washrooms (e.g. OISE, Convocation Hall, Rotman, Rosebrugh, Sig Sam Library)	1,067
Building Mechanical Upgrades (e.g. Sig Sam Library, Simcoe Hall, Dentistry, Aerospace, Earth Sciences, Galbraith, MSB, OISE, Ramsay Wright)	4,305
Irrigation & Road Repairs	1,201
Fire Systems & Access Control Upgrades	119
FRP Funded Projects (McMurrich – Roofing, MSB – Exterior Walls, Robarts – Elevators, Sid Smith – Entrance Ramp, Warren Stevens – Entrance Pavers, McLennan Labs – Lecture Hall Upgrades)	3,644
TOTAL	18,730