



FOR INFORMATION

PUBLIC

OPEN SESSION

TO: Business Board

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DATE: January 12, 2017 for January 23, 2017

AGENDA ITEM: 3

ITEM IDENTIFICATION:

Annual Report on Deferred Maintenance for the year 2016

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 [for information] (January 23, 2017)**

PREVIOUS ACTION TAKEN:

The **Annual Report on Deferred Maintenance for the year 2015** was presented for information at the meeting of January 25, 2016.

HIGHLIGHTS:

The University's total deferred maintenance liability on academic and administrative buildings presently stands at \$551M, up from last year's figure of \$518M. St. George campus saw an increase of \$24M. The majority of the increase was the result of an adjustment to the window replacement values in the replacement cost table. The \$18M adjustment was made to reflect our experience with the actual cost of window replacements on campus. Both UTSC and UTM saw an increase in their respective total liability compared to last year; with UTSC up by \$2.3M compared to previous year and UTM by \$6.4M. As with previous reports, the vast majority of deficiencies are still focused at St. George with \$474M of the total \$551M liability.

Our current combined facility condition index (FCI) is 13.9%, slightly higher than last year's figure of 13.4%. Our institutional FCI remains higher than the Council of Ontario Universities (COU) latest figure, from 2015, of 11%. 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.

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, are flat 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 and energy retrofit projects funded through the Utilities Reduction Revolving Fund (URRF).

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 2016

**Report to the Business Board
Deferred Maintenance
December 2016**



**Ron Swail
Chief Operations Officer
Property Services & Sustainability
Facilities and Services
January 23, 2017**

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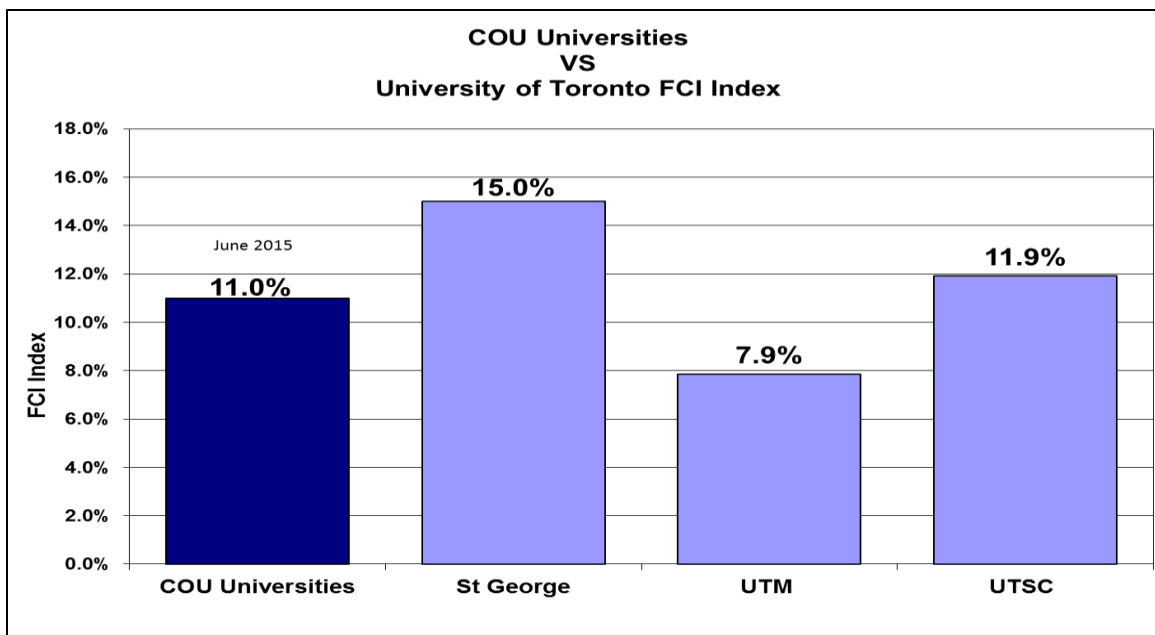
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Introduction - Facilities Condition Assessment Program (FCAP)

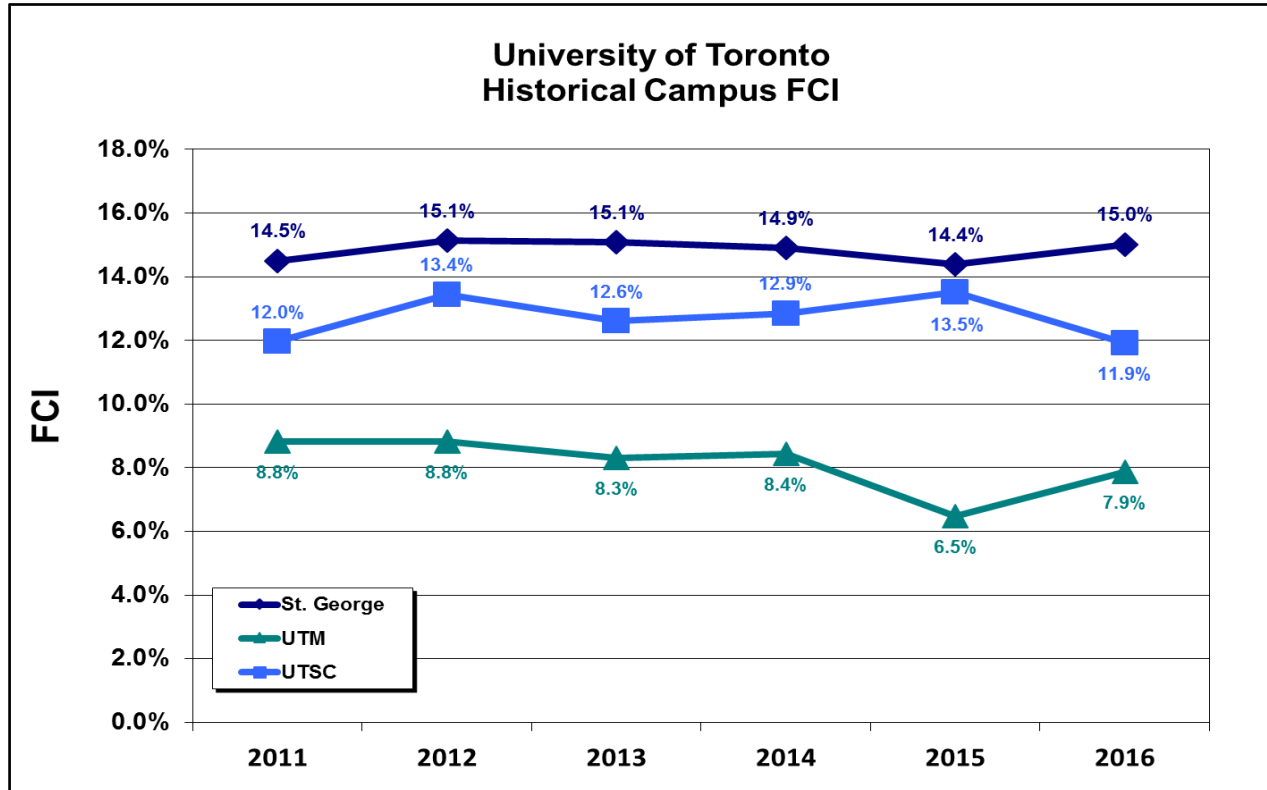
Ontario universities have been participating in the Facilities Condition Assessment Program (FCAP) for 15 years. The program provides a consistent approach to identify, quantify, prioritize and report on deferred maintenance liabilities. The Provincial program, at present, is limited to academic and administrative buildings, however University of Toronto residences have made use of the system and this information is used to inform the respective capital improvements in those buildings. Within FCAP, all campus academic and administrative buildings are regularly audited to determine their condition. Deficiencies are identified, quantified, and assigned a priority classification. Buildings are also assigned a numeric score called a facility condition index (FCI) which reflects the building's relative 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 typical life expectancy. Through the Council of Ontario Universities (COU), we provide an annual report on deferred maintenance across the sector to the Ministry of Advanced Education and Skills Development.

Academic and Administrative Buildings - University of Toronto

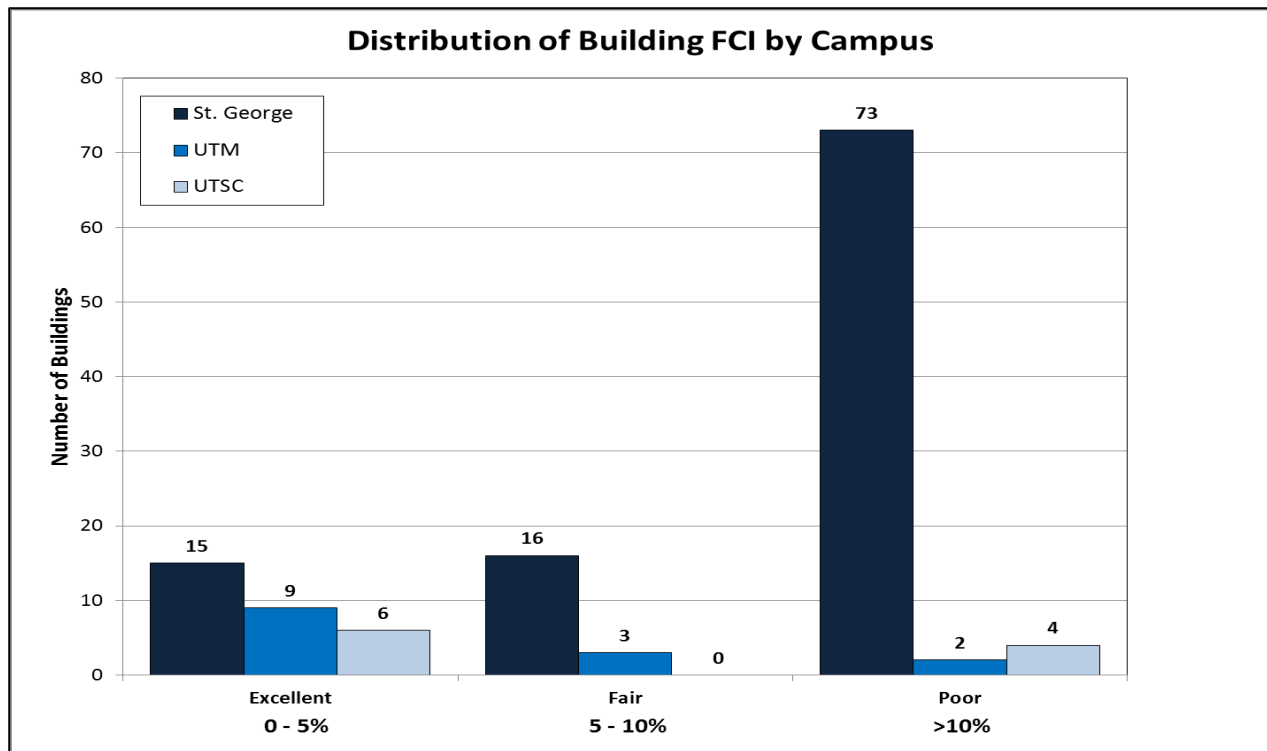
The current combined estimated replacement value of all academic and administrative buildings at the University of Toronto has risen to \$4B. The total deferred maintenance liability across all three campuses' academic and administrative buildings increased to an estimated \$551M up \$33M from the previous year. Over half of the increase is attributed to an adjustment in the cost table relating to window replacements at St. George campus. This change will be discussed later in this report. UTSC saw a modest increase of \$2M in the total deferred maintenance liability compared to the previous year. UTM had a \$6M increase from 2015. The University's combined facility condition index (FCI) is now **13.9%**, just over a half a percentage point higher than last year and above the average for Ontario universities' last published average. An FCI above 10% is indicative of a portfolio in "poor" condition.



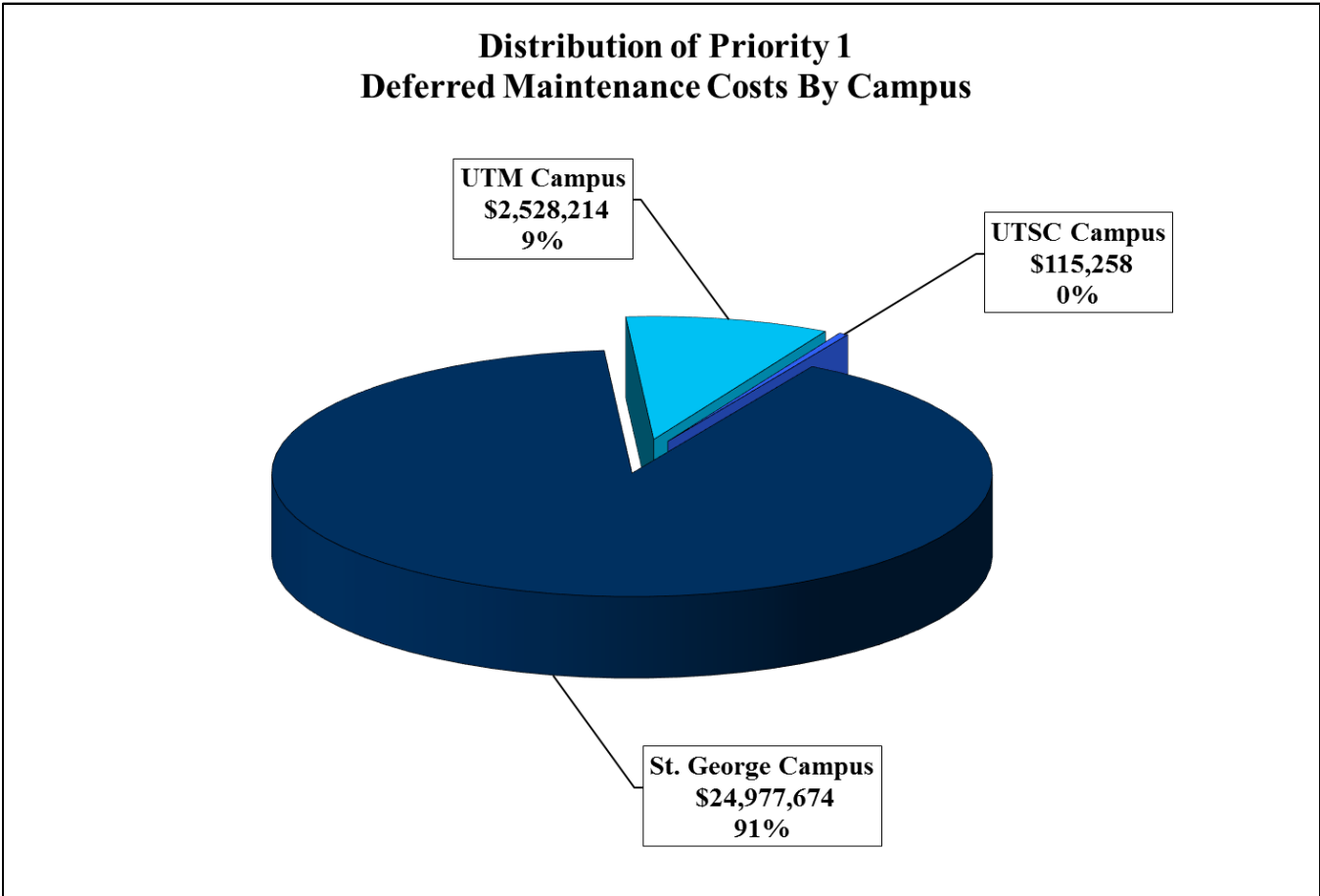
When we look at the trend of FCIs over the past 5 years, we can see that the FCI's at all three campuses remain fairly flat.



The graph below illustrates 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.

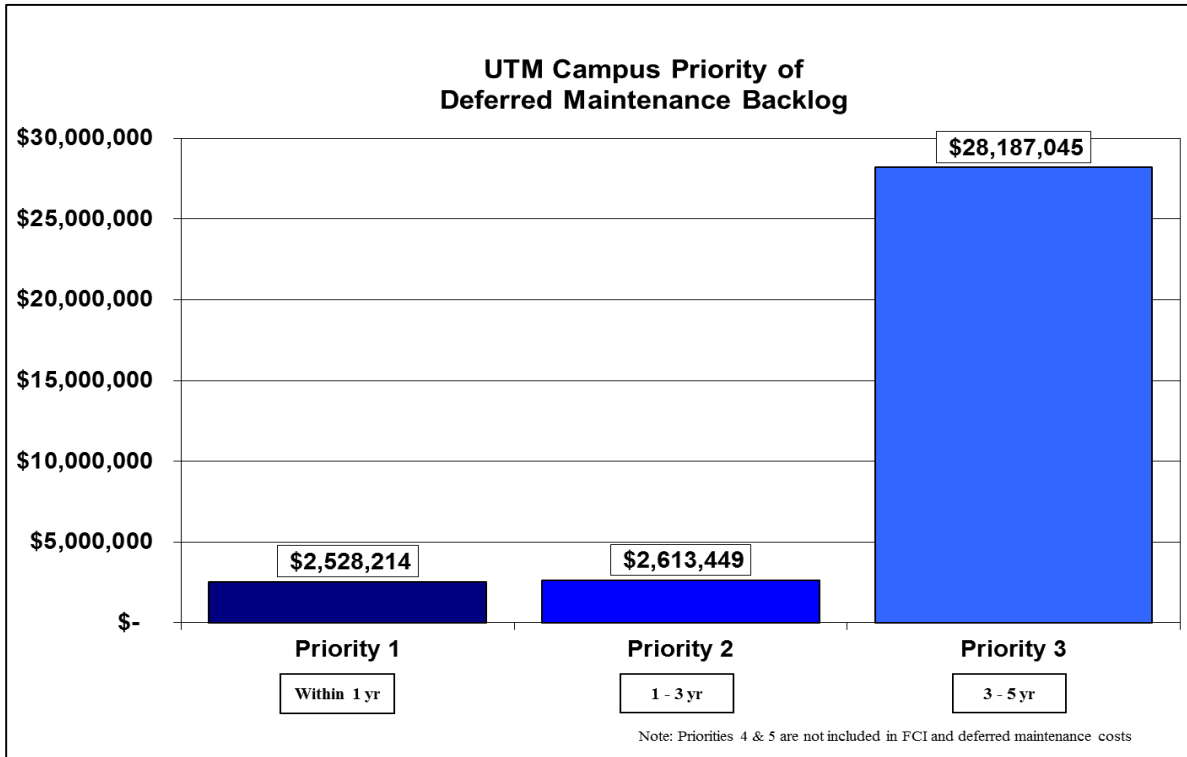


The Facilities Assessment Program not only identifies deficiencies but also classifies all into priorities ranging from 1 to 3. Priority one items should be corrected within the next year. Priority two items should be addressed in 1-3 years and priority three items should be addressed in the next 3 to 5 years. The graph below identifies the University's priority 1 items by campus. The St. George campus has the vast majority of these high priority deficiencies compared the other two University campuses.



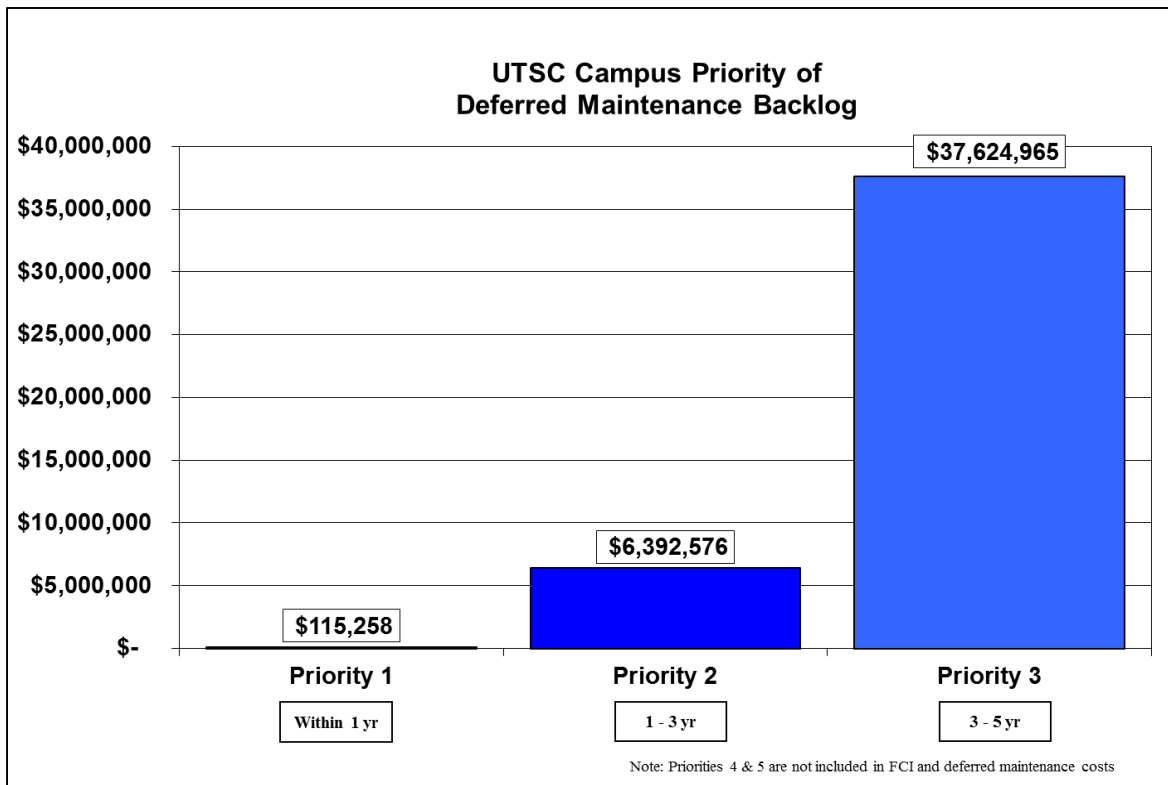
University of Toronto at Mississauga (UTM)

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 \$424M, with a deferred maintenance backlog of \$33M up \$6.4M from last year. The campus FCI increased from 6.5% to 7.9%. 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)

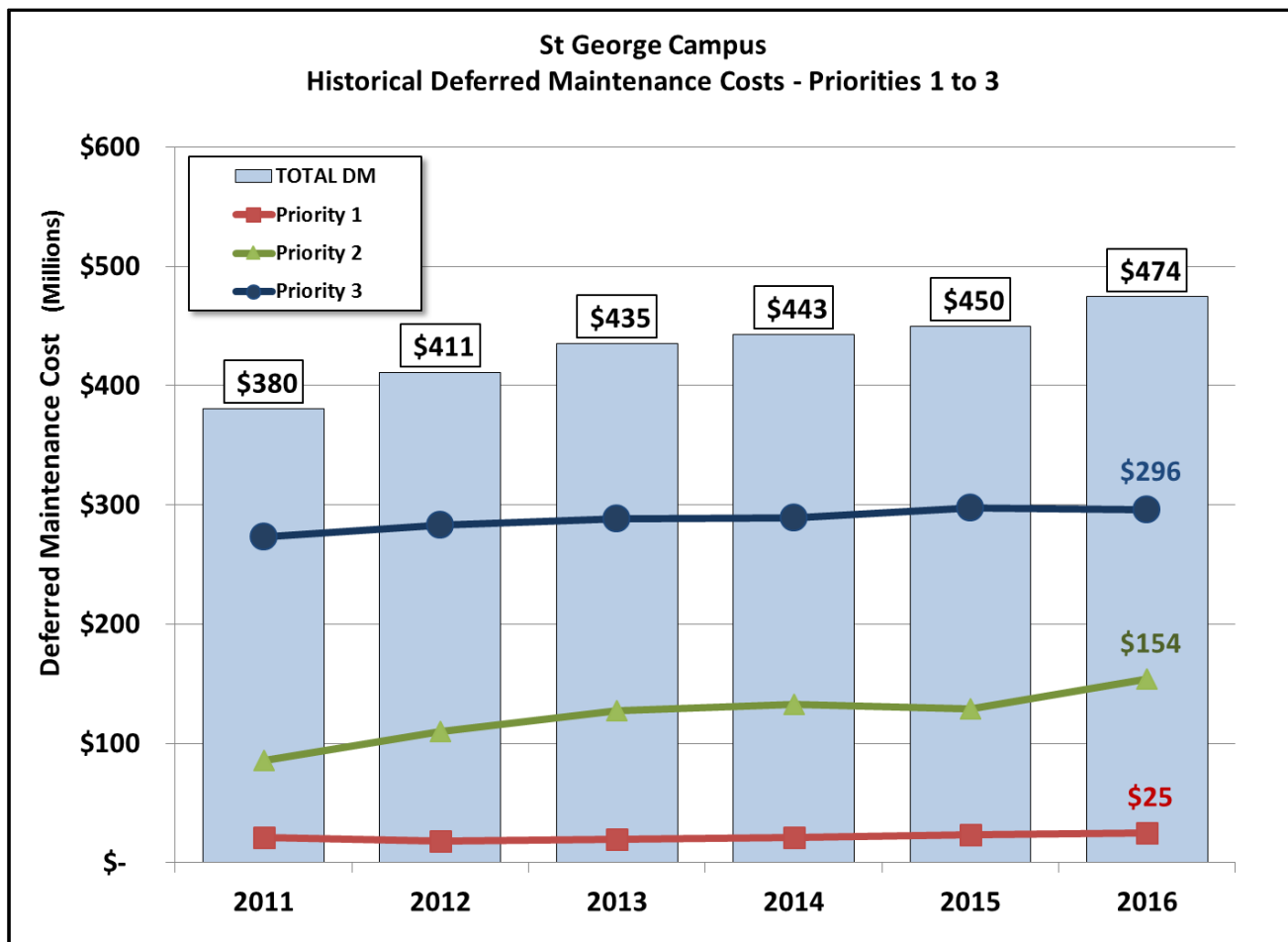
There are 10 administrative and academic buildings at the UTSC campus with a total gross area of 100,245 square meters. The total replacement value of these buildings is estimated at \$371M. The total deferred maintenance liability stands at \$44M, up by \$2.3M from the previous year. The campus FCI is now 11.9% down from 13.5% in the previous year. Similar to UTM, the majority of the deferred maintenance items at the Scarborough campus are priority three.



University of Toronto at St. George

There are 109 academic and administrative buildings at the St. George campus (5 have not been audited) with a total gross area of 1,011,119 gross square meters and a total replacement value estimated at \$3.2B. The campus FCI is now 15% a small increase from the previous year's FCI of 14.4%. The total estimated deferred maintenance backlog is now \$474M up from the previous year by \$24M. The majority of the increase was the result of an adjustment to the window replacement values in the replacement cost table. This \$18M adjustment was made to reflect our experience with the actual cost of window replacements on campus.

The following chart illustrates both the total deferred maintenance liabilities at St. George and the priority levels over the past 5 years. Over this time period, the overall liability remains relatively flat particularly in priority one deficiencies. This stability is the direct result of: significant internal funding directed to this issue, Provincial FRP funding, and the indirect impact of several capital projects over the years and building energy retrofits financed through the Utilities Reduction Revolving Fund (URRF). Despite the flat appearance of the graph, a significant improvement has been made to the fundamental elements of the building components on the campus.



Deferred Maintenance – Setting Priorities

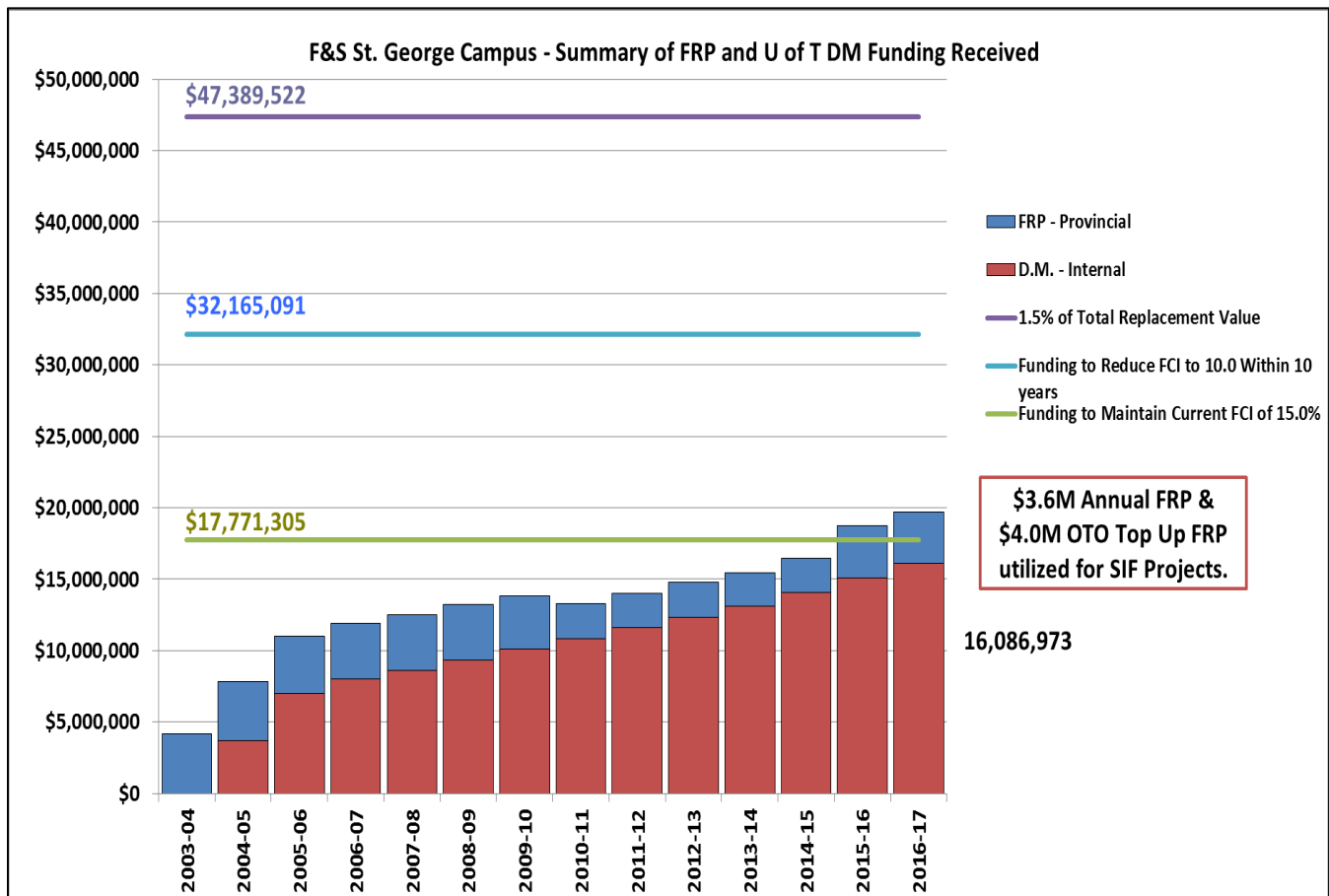
In general, priorities for selecting projects are based on four basic criteria:

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 14 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. As previously mentioned, beyond the direct funding noted below, capital projects through the ongoing rehabilitation of buildings such as the 1 Spadina and energy retrofit projects funded through the URRF have indirectly eliminated deferred maintenance items in buildings being retrofitted.



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 2016

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	56,010,297	8,446,100	15.1%	2014-15	2020
003 - Sigmund Samuel Library Building	Library	21,057	34,286,821	8,060,999	23.5%	2010-11	2015
004 - McMurrich Building	Admin	5,362	24,627,726	1,354,157	5.5%	2012-13	2017
005 - Medical Sciences Building	Acad & Research	71,197	330,066,257	59,753,262	18.1%	2015-16	2021
006 - John P. Robarts Library Building	Library	79,828	155,639,615	5,967,446	3.8%	2010-11	2016
006A - Claude T. Bissell Building	Library	9,431	19,384,284	924,189	4.8%	2010-11	2016
006B - Thomas Fisher Rare Books	Library	6,560	12,205,253	713,022	5.8%	2010-11	2016
007 - Mining Building	Acad & Research	11,345	50,459,474	1,653,810	3.3%	2010-11	2015
008 - Wallberg Building	Acad & Research	17,622	78,261,440	15,751,652	20.1%	2010-11	2015
008A - D.L. Pratt Building	Acad & Research	6,533	37,078,410	4,922,926	13.3%	2010-11	2015
009 - Sanford Fleming Building	Acad & Research	19,253	99,573,545	11,435,945	11.5%	2010-11	2015
010 - Simcoe Hall	Admin	5,900	13,495,206	2,029,024	15.0%	2012-13	2017
010A - Convocation Hall	Academic	4,338	16,734,452	2,187,247	13.1%	2012-13	2017
011 - Tanz Neuroscience Building	Acad & Research	4,517	20,372,602	4,597,389	22.6%	2014-15	2020
014 - Bloor Street West-371	Admin	17,138	34,758,836	10,598,785	30.5%	2012-13	2018
016 - Banting Institute	Acad & Research	9,468	43,171,492	8,980,471	20.8%	2012-13	2018
019 - Kings College Circle-21	Admin	2,335	5,338,083	1,122,228	21.0%	2014-15	2020
020 - Rosebrugh Building	Academic	5,593	11,807,263	3,593,944	30.4%	2012-13	2018
021 - Engineering Annex	Acad & Research	1,939	8,785,626	4,534,184	51.6%	2010-11	2015
022 - Mechanical Engineering	Academic / Admin	9,729	44,343,589	3,907,012	8.8%	2014-15	2020
023 - University College Union	Other	2,232	8,043,929	1,421,531	17.7%	2012-13	2018

BUILDING NAME	BLDG USE	GSM	REPLACEMENT VALUE	DM COST	FCI	RECENT AUDIT DATE	PROJECTED AUDITED DATE
024 - Haultain Building	Admin	3,471	14,858,728	2,166,230	14.6%	2012-13	2018
025 - FitzGerald	Acad & Research	9,757	42,834,000	11,021,574	25.7%	2010-11	2015
026 - Cumberland House	Admin	1,581	5,232,968	1,072,262	20.5%	2012-13	2018
027 - Physical Geography	Academic	1,962	4,095,198	883,095	21.6%	2014-15	2020
028 - Architecture	Academic	6,735	13,535,973	4,758,959	35.2%	2012-13	2018
030A - Varsity Arena	Athletic Facility	7,573	11,704,877	2,445,410	20.9%	2014-15	2020
032 - Wetmore Hall - New College	Residence	13,253	18,773,245	4,874,416	26.0%	2014-15	2020
032A - Wilson Hall - New College	Academic	17,525	26,679,834	2,550,617	9.6%	2014-15	2020
033 - Sidney Smith Hall	Academic / Admin	29,403	64,352,414	31,905,991	49.6%	2010-11	2015
034 - Massey College	Academic	7,456	10,834,686	4,201,471	38.8%	2012-13	2018
036 - Astronomy	Academic	3,058	14,279,520	2,821,628	19.8%	2010-11	2016
038 - Woodsworth College	Academic	5,362	11,186,269	556,894	5.0%	2012-13	2018
040 - Flavelle House	Academic	11,217	24,151,600	5,115,162	21.2%	2012-13	2018
042 - Goldring Centre for High Perf. Sport	Athletic Facility	13,400	22,910,117	-		n/a	2020
043 - School of Graduate Studies	Academic	1,139	2,389,565	631,491	26.4%	2014-15	2020
047 - Canadiana Gallery	Academic / Admin	3,159	6,558,675	1,550,617	23.6%	2012-13	2018
049 - Aerospace	Acad & Research	7,232	36,645,640	1,091,616	3.0%	2009-10	2016
050 - Falconer Hall	Admin	2,531	5,146,271	1,986,695	38.6%	2012-13	2018
051 - Edward Johnson	Academic	14,148	31,219,594	9,470,764	30.3%	2010-11	2017
052 - Best Institute	Acad & Research	6,915	31,395,790	6,327,453	20.2%	2012-13	2018
053 - Institute of Child Study	Academic	2,456	5,221,798	1,664,902	31.9%	2012-13	2018
054 - Spadina Crescent-1	Admin	8,716	39,436,286	1,090,072	2.8%	2012-13	2018

BUILDING NAME	BLDG USE	GSM	REPLACEMENT VALUE	DM COST	FCI	RECENT AUDIT DATE	PROJECTED AUDITED DATE
056 - Graduate Students Union	Admin	922	2,106,837	235,292	11.2%	2013-14	2019
057 - Bancroft	Admin	3,763	7,821,158	2,032,100	26.0%	2013-14	2019
061 - Borden South	Admin	2,390	5,125,292	2,143,196	41.8%	2013-14	2019
061A - Borden North	Admin	3,538	7,185,479	3,442,710	47.9%	2013-14	2019
062 - Earth Sciences Centre	Acad & Research	33,225	146,466,559	876,154	0.6%	2010-11	2017
065 - Dentistry	Acad & Research	24,517	108,991,370	25,179,660	23.1%	2010-11	2018
067 - Huron Street-215	Admin	11,521	26,500,343	9,302,248	35.1%	2013-14	2019
068 - Clara Benson	Athletic Facility	9,919	18,068,092	5,685,589	31.5%	2010-11	2017
068A - Warren Stevens	Athletic Facility	20,062	35,398,121	9,519,571	26.9%	2010-11	2017
070 - Galbraith	Academic	18,778	41,172,269	23,843,568	57.9%	2010-11	2017
071 - College Street-92	Admin	592	1,355,704	600,067	44.3%	2013-14	2019
072 - Ramsay Wright Laboratories	Acad & Research	25,067	105,110,222	32,477,231	30.9%	2010-11	2018
073 - Lash Miller Chemical Labs	Acad & Research	28,184	124,027,965	11,084,903	8.9%	2010-11	2018
077 - Sussex Court	Academic	3,275	6,908,549	2,091,379	30.3%	2014-15	2020
078 - McLennan Physical Labs	Acad & Research	32,257	145,148,520	23,535,977	16.2%	2010-11	2017
079 - Anthropology	Acad & Research	6,156	28,258,035	4,330,596	15.3%	2012-13	2018
080 - Bahen Information Technology Centr	Acad & Research	50,021	236,167,247	3,645,087	1.5%	2014-15	2020
082 - Gage Bldg	Academic	1,356	4,478,308	1,767,279	39.5%	2013-14	2019
083 - McCaul Street-254/256	Academic	4,401	9,212,098	1,147,749	12.5%	2013-14	2019
085 - 245 College Street	Abandoned	860	1,965,427	293,947	15.0%	2010-11	2016
088 - St. George Street-123	Admin	783	1,809,132	535,715	29.6%	2013-14	2019
089 - Munk School of Global Affairs	Admin	2,444	4,085,675	-	0.0%	2003-04	2019
090 - College Street-88	Academic	1,748	3,637,845	1,266,137	34.8%	2013-14	2019

BUILDING NAME	BLDG USE	GSM	REPLACEMENT VALUE	DM COST	FCI	RECENT AUDIT DATE	PROJECTED AUDITED DATE
091 - Studio Theatre	Academic	442	1,701,156	297,912	17.5%	2013-14	2019
093 - Electrometallurgy Lab	Acad & Research	176	802,681	132,718	16.5%	2014-15	2020
097 - 39 & 39A Queens Park	Academic	799	1,676,262	498,280	29.7%	2014-15	2020
097A - Queens Park Cres. E. - 39 (Rear)	Admin	165	375,807	23,913	6.4%	2014-15	2020
098B - 90 Wellesley St.	Academic	4,112	5,748,661	2,007,105	34.9%	2014-15	2020
098C - 90 Wellesley St.	Academic	2,318	3,166,414	1,669,391	52.7%	2014-15	2020
102 - Soldiers Tower	Other	300	992,973	66,947	6.7%	2014-15	2020
103 - School of Continuing Studies	Academic	1,615	3,579,103	103,495	2.9%	2014-15	2020
104 - Max Gluskin House	Academic / Admin	4,205	8,776,340	10,627	0.1%	2010-11	2016
105 - Fields Inst for Research in Math	Academic	3,241	6,795,260	646,626	9.5%	2014-15	2020
106 - 162 St. George	Admin	1,364	1,999,205	676,885	33.9%	2012-13	2018
110 - St. George Street-121	Admin	1,244	2,848,810	662,072	23.2%	2013-14	2019
111 - Bloor Street West-246	Academic	6,697	14,052,069	943,105	6.7%	2014-15	2020
117 - W.B. MacMurray Field House	Athletic Facility	368	1,206,065	335,575	27.8%	2014-15	2020
120 - Louis B. Stewart Observatory	Academic	537	1,126,599	121,437	10.8%	2014-15	2020
123 - OISE	Academic	38,141	87,378,766	14,456,849	16.5%	2013-14	2019
125 - Spadina Avenue-703	Admin	603	1,614,478	359,947	22.3%	2014-15	2020
127 - 172 St. George St.	Academic / Admin	1,587	1,965,427	160,200	8.2%	2010-11	2016
128 - Jackman Humanities	Academic / Admin	11,798	27,015,477	750,223	2.8%	2010-11	2016
129 - Early Learning Centre	Other	1,268	2,660,201	191,202	7.2%	2014-15	2020
132 - Innis College	Academic	3,426	7,051,210	2,697,815	38.3%	2013-14	2019
134 - Rotman School of Mgmt	Academic	26,428	20,849,161	285,168	1.4%	2005-06	2019
138 - Huron Street-370	Academic	431	929,392	236,378	25.4%	2013-14	2019

BUILDING NAME	BLDG USE	GSM	REPLACEMENT VALUE	DM COST	FCI	RECENT AUDIT DATE	PROJECTED AUDITED DATE
142 - Spadina Ave-713	Admin	313	712,202	312,813	43.9%	2013-14	2019
145 - Koffler Inst for Pharmacy Mgmt	Academic	1,967	4,443,458	306,024	6.9%	2014-15	2020
146 - Sussex Avenue-40	Admin	378	858,765	231,906	27.0%	2013-14	2019
151 - Spadina Avenue-655	Residence	1,011	2,324,391	200,765	8.6%	2013-14	2019
152 - Rehabilitation Sciences	Acad & Research	13,091	54,404,471	7,470,607	13.7%	2010-11	2016
153 - Spadina Road-56	Admin	679	2,058,746	185,500	9.0%	2013-14	2019
154 - Health Science	Academic	17,838	32,839,174	6,889,402	21.0%	2010-11	2017
155 - 255/257 McCaul Street (BOE)	Academic / Admin	8,689	19,834,965	77,608	0.4%	2010-11	2017
156 - 263 McCaul St.	Academic / Admin	3,027	6,936,531	1,595,441	23.0%	2010-11	2017
160 - CCBR	Acad & Research	21,331	97,197,425	-	0.0%	2010-11	2016
161 - Leslie Dan Pharmacy	Acad & Research	16,832	71,265,342	398,344	0.6%	2010-11	2016
172 - Macdonald-Mowat House	Admin	1,482	2,200,069	340,845	15.5%	2012-13	2018
433 - Queen's Park Crescent East - 43	Admin	881	1,275,441	379,756	29.8%	2006-07	2017
St. George December 2016		1,002,382	3,157,650,366	473,625,249	15.0%		
St. George December 2015			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 Building (in construction)	Academic / Admin	4,033	9,242,754	n/a	n/a	n/a	2020
066 - 655 Spadina Ave	Academic / Admin	466	1,067,970	n/a	n/a	n/a	2017
092 - 167 College St.	Academic / Admin	1,454	3,332,250	n/a	n/a	n/a	2017
149 - UTL @ Downsview	Other	2,204	6,887,904	n/a	n/a	n/a	2017
171 - 455 Spadina Ave	Academic / Admin	581	1,331,525	n/a	n/a	n/a	2017

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	62,961,108	6,488,593	10.5%	2014-15
013 - Whitney Hall	Residence	9,077	13,123,890	2,489,978	19.4%	2006
029 - Sir Daniel Wilson Residence	Residence	9,188	13,264,348	3,823,137	29.4%	2006
055 - Highland Avenue-93	Residence	1,777	2,559,289	814,616	31.8%	2005
064 - New Graduate Residence	Residence	23,212	33,730,518	746,170	2.2%	2016
075 - Faculty Club	Ancillary	1,029	3,618,570	n/a	n/a	n/a
130 - Woodsworth College Residence	Residence	17,079	24,818,349	355,642	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	17,304,897	542,867	3.1%	2009
158 - Chestnut Residence	Residence	65,731	95,517,003	20,609,413	22.4%	2013
478 - Christie House	Residence	2,406	3,462,980	463,352	13.4%	2007
790 - 30 Charles Street West(2011)	Residence	20,903	30,375,194	5,988,756	19.0%	2011
791 - 35 Charles Street West(2011)	Residence	18,580	26,999,527	5,426,145	19.5%	2011
		205,676	335,892,816	47,748,669	14.2%	

UTM Campus

BUILDING NAME	BUILDING USE	GSM	REPLACEMENT VALUE	DM COST	FCI	RECENT AUDIT DATE
311 - North Building	Acad & Research	9,459	21,661,488	-	0.0%	2012-13
313 - William G. Davis Building	Academic / Admin	52,478	239,335,890	23,067,183	9.6%	2012-13
314 - Kaneff Ctr for Mgmt & Social Science	Acad & Research	3,376	7,082,679	3,335,474	47.1%	2012-13
316 - Erindale Studio Theatre	Academic	590	2,270,774	239,232	10.5%	2012-13
317 - Paleomagnetism Lab	Acad & Research	209	953,184	66,500	7.0%	2012-13
322 - Geomorphology Building	Acad & Research	60	273,641	-	0.0%	2012-13
328 - Student Centre	Admin	2,991	9,899,941	406,752	4.1%	2012-13
329 - CCIT	Academic	11,414	52,055,716	3,768,027	7.2%	2012-13
330 - Alumni House (Springbank Centre)	Admin	543	1,243,492	242,644	19.5%	2012-13
331 - Hazel McCallion Academic Learning Centre	Library	9,173	17,651,420	662,114	3.8%	2012-13
332 - Recreation, Athletics and Wellness Centre	Athletic Facility	7,600	13,748,248	1,528,224	11.1%	2012-13
Academic Annex	Academic	793	1,816,002	1,707	0.1%	2012-13
Instructional Centre	Academic	13,704	28,750,307	-	0.0%	2012-13
Terrence Donnelly Health Sciences Complex	Academic	6,042	27,555,689	10,851	0.0%	2012-13
UTM December 2016		118,432	424,298,471	33,328,708	7.9%	
UTM December 2015			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	39,468,211	7,062,123	17.2%	2010-11
200H - Humanities Wing	Academic / Admin	9,217	42,035,880	8,032,770	18.4%	2010-11
200M - Management Building	Academic / Admin	5,037	10,567,374	392,267	3.6%	2010-11
200R - Recreation Wing	Athletic Facility	8,084	14,622,986	2,073,156	13.7%	2010-11
200S - Science Wing	Academic / Admin	31,225	139,134,611	26,100,501	18.2%	2010-11
201 - Academic Resource Centre	Library	9,280	17,857,318	29,072	0.2%	2010-11
203 - Student Centre	Academic / Admin	4,804	11,001,352	360,153	3.2%	2010-11
204 - Arts and Administration Building	Academic / Admin	5,840	13,373,834	66,502	0.5%	2010-11
205 - Science Research Building	Acad & Research	6,161	28,098,411	16,255	0.1%	2010-11
207 - Environmental Science & Chemistry	Acad & Research	11,943	54,468,321	-	0.0%	n/a
UTSC December 2016		100,245	370,628,298	44,132,799	11.9%	
UTSC December 2015			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 2016 FCI	DEC 2015 FCI
St. George December 2016	3,157,650,366	473,625,249	15.0%	14.4%
UTM December 2016	424,298,471	33,328,708	7.9%	6.5%
UTSC December 2016	370,628,298	44,132,799	11.9%	13.5%
	3,952,577,135	551,086,756	13.9%	

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. Falconer Hall, CCBR, New College, Tanz, Galbraith)	1,628
Building Envelope (e.g. 500 University, Warren Stevens, Flavelle, Fac. Of Social Work, CCBR, Galbraith, Sid Smith)	3,383
Elevators (e.g. Lash Miller, Sig Sam Library, Bissell, Robarts/Fisher, Dentistry, Mechanical Engineering)	2,790
Building Interior Fabric & Washrooms (e.g. OISE, Convocation Hall, Simcoe Hall, Sig Sam Library, Gerstein, McLennan Labs, Sanford Fleming)	1,737
Building Mechanical Upgrades (e.g. MSB, Galbraith, Bissell, Dentistry, 215 Huron, Warren Stevens, Pharmacy, Mechanical Engineering)	3,318
Irrigation & Road Repairs	1,611
Fire Systems & Access Control Upgrades	419
Contributions to Capital Projects & Renovations (e.g. Wallberg - Window Replacement, Fisher - Condensation Control, Sanford Fleming - Classroom Upgrades, Sid Smith - Classroom Upgrades, Flavelle House - Renovations)	1,200
FRP Funded Projects (i.e. Dentistry - Roofing)	514
TOTAL	16,600
NOTE: Balance FRP and FRP Top-Up Funding of \$7.162M Contributed Towards SIF Projects (e.g. Faculties of Medicine, Arts & Science, Dentistry, Music and School of Public Health)	