

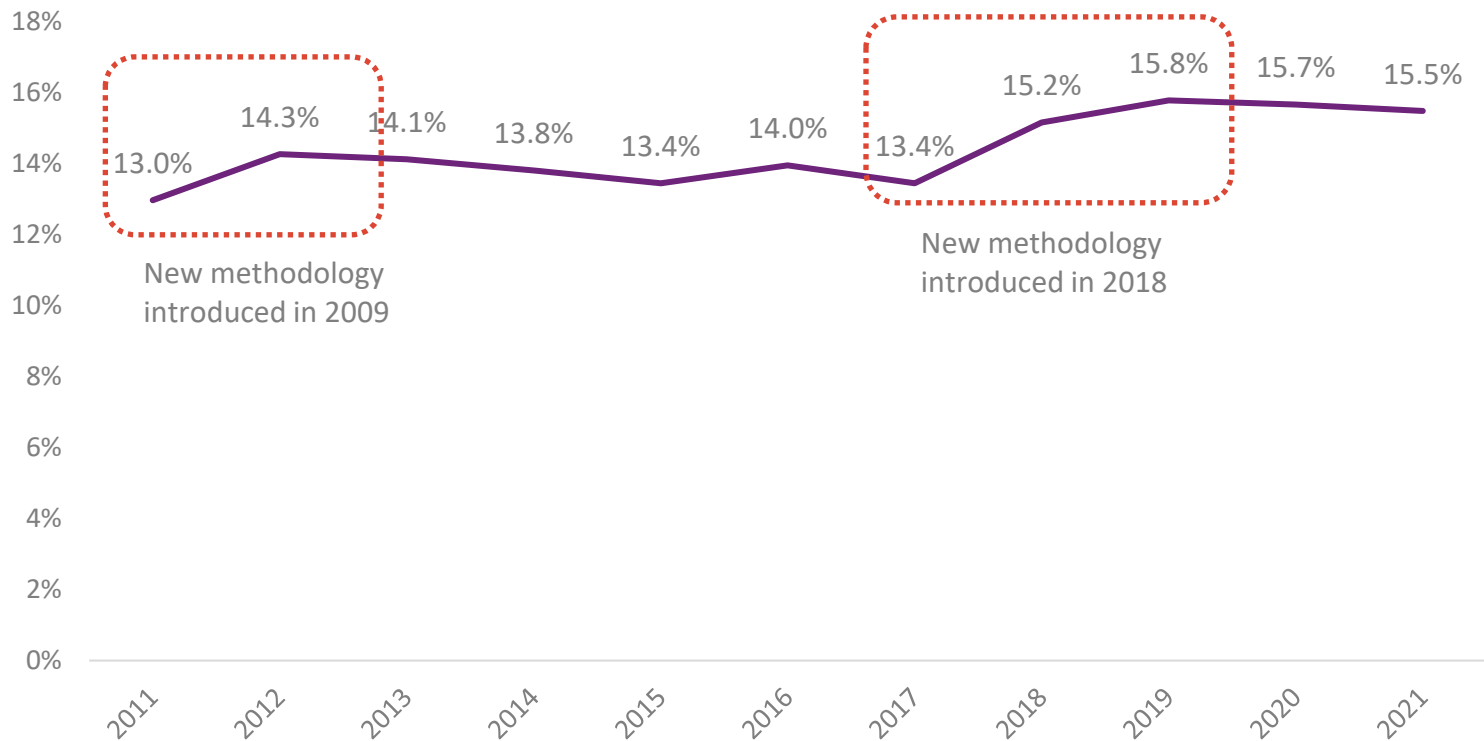
Deferred Maintenance Annual Report 2021

University of Toronto

Three things to know about deferred maintenance at the University:

1. Taking care of deferred maintenance needs on our campus is imperative to creating a world-class student experience and supporting our academic and research mission.
2. We are leading Ontario's post-secondary sector in developing and putting into action deferred maintenance strategies.
3. We have a long-term plan to invest strategically and sufficiently in addressing infrastructure risk and meeting the University's needs.

The tri-campus historical facilities condition index remained stable at 15.5%



\$5.3B

In 2021, the current replacement value of all buildings at the University increased to \$5.3B.

\$820.5M

In 2021, the cost of the University's tri-campus deferred maintenance increased by **\$26.8M**.

15.5%

In 2021, the facilities condition index remained stable at 15.5%.

Deferred maintenance by campus

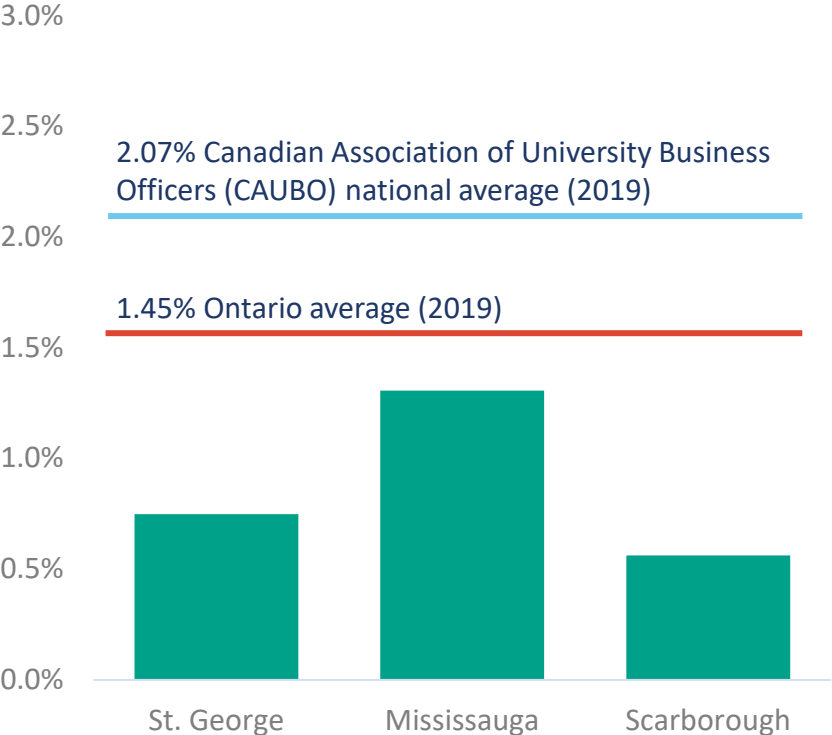
	St. George	Mississauga	Scarborough
Total replacement value of academic and administrative buildings	\$4.4B for 96 buildings*	\$0.5B for 22 buildings	\$0.4B** for 9 buildings
Deferred maintenance backlog	\$665.4M ▲ \$5.2M***	\$72.4M ▼ \$0.3M	\$82.8M ▲ \$21.9M
Facilities condition index	15.3% ▼ 0.2%	14.3% ▼ 0.3%	19.3% ▼ 1.5%

*Eight of a total of 104 buildings on the St. George campus that have not yet been audited will be audited next year.

**This figure does not include \$119M of 24,943 gross square meters to be audited.

***Arrows show change compared to 2020.

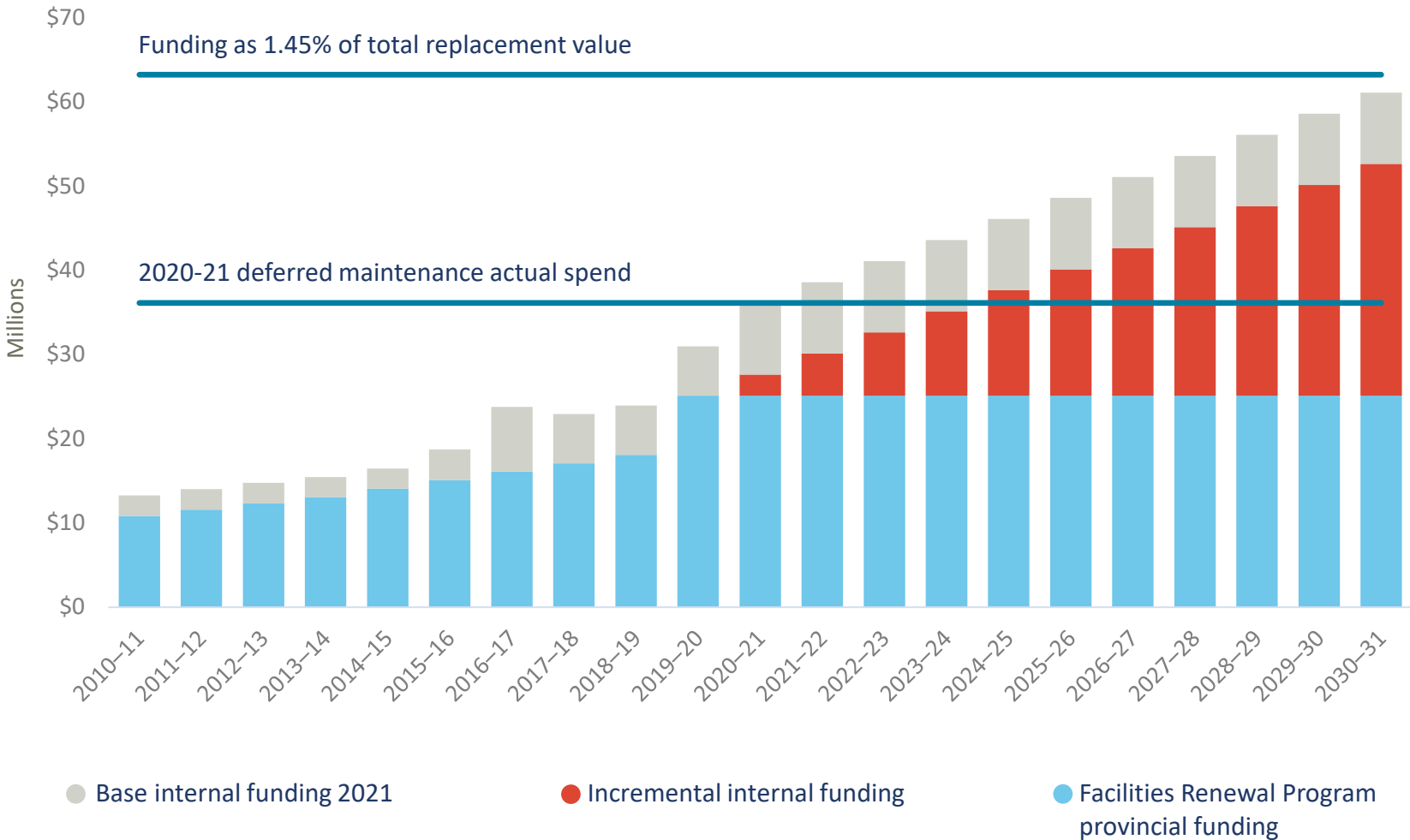
2021-22 deferred maintenance funding as a percentage of the current replacement value by campus



\$63.2M

The total annual investment needed for the St. George campus to match the 1.45% average level of investment by our peers in Ontario.

St. George deferred maintenance funding

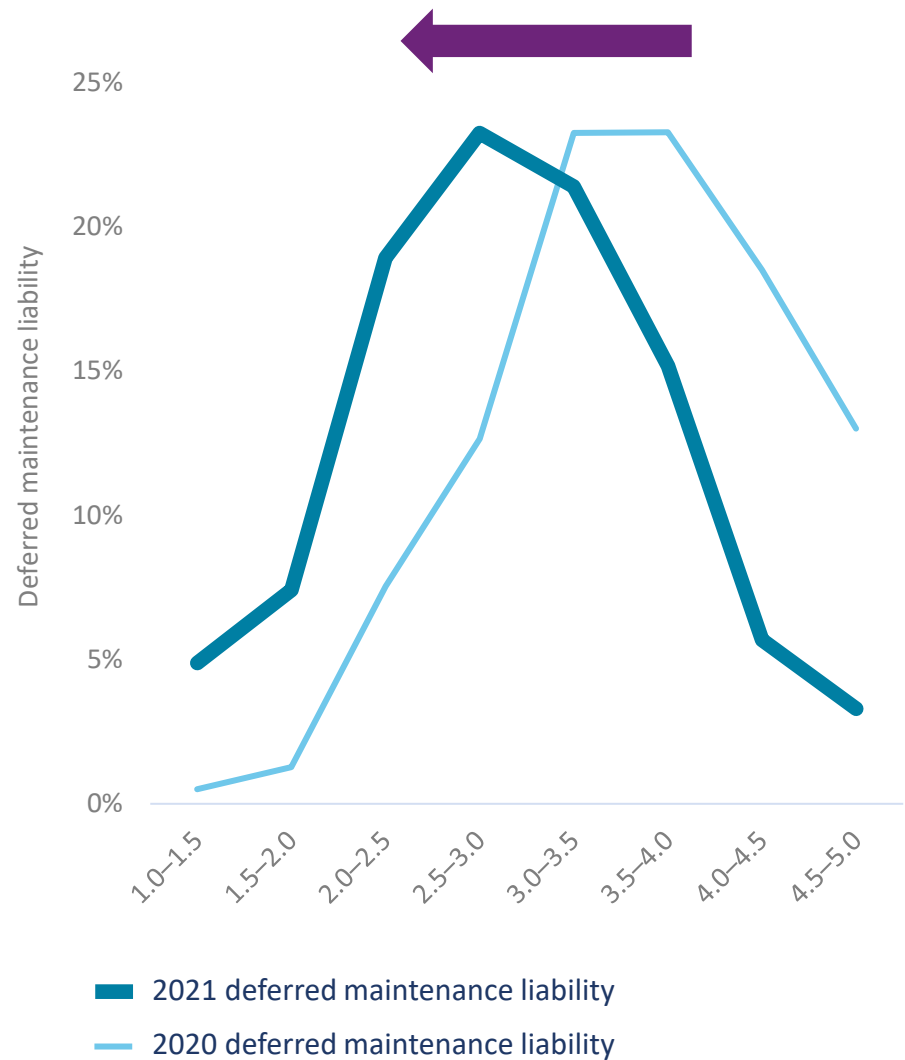


Comprehensive risk methodology

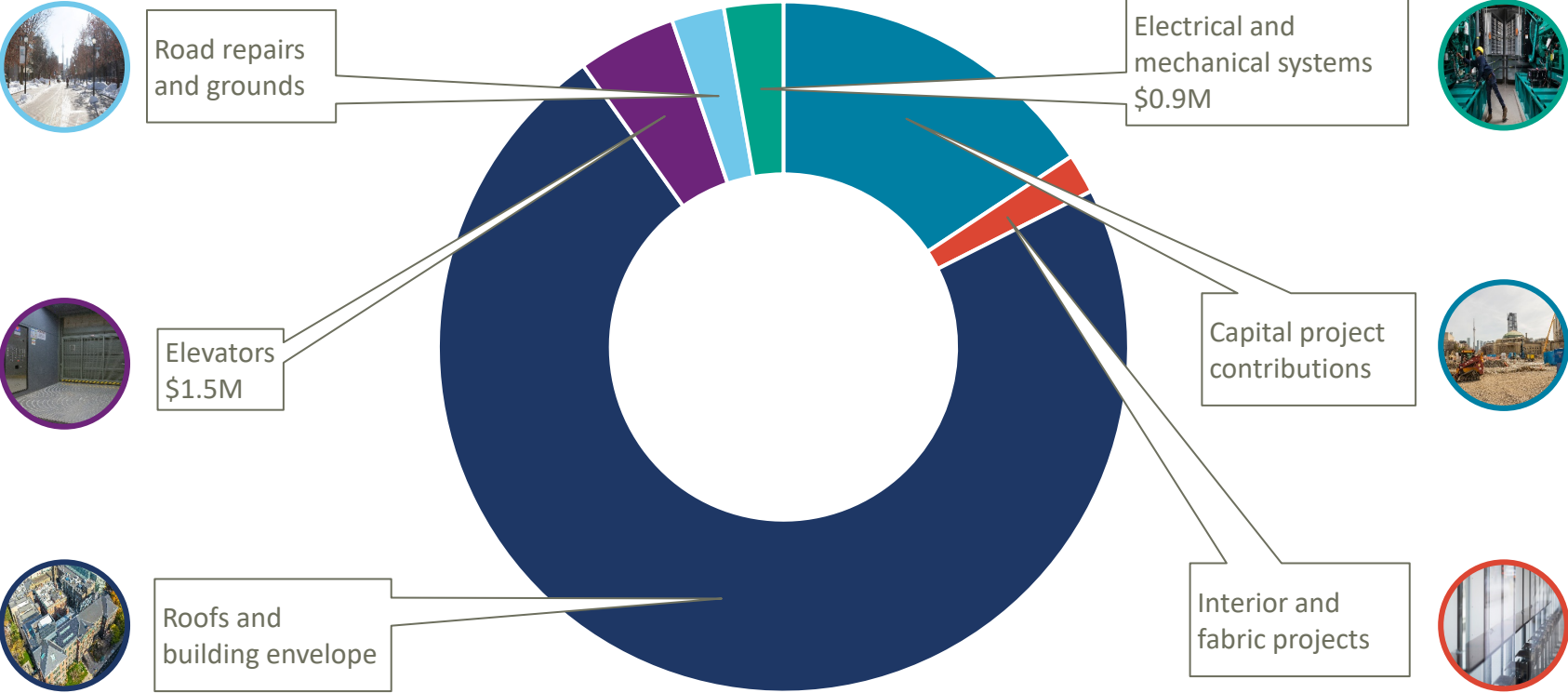
In this comprehensive model, every year each asset is assigned a weighted risk score of one to five based on five criteria:

1. The physical condition of the asset based on the facilities condition audit.
2. The current use of the facility that prioritizes academic and research uses.
3. The future use of the building based on the University's capital plan.
4. If the asset fails, the severity of impact to building occupants.
5. If the asset fails, the severity of impact to other building systems, where failures that have consequential impacts to other assets are prioritized.

Shifting the risk score of our deferred maintenance through strategic investment



2021 capital investments: \$32.5M



Key future step: working with our peers

- We onboarded new auditors and built a robust new dataset for the province that has powered better planning and advocacy.
- We will continue to work with our peers to make progress on deferred maintenance across the sector.



Key future step: engaging government

- We play an active leadership role in our sector.
- We have successfully advocated for and secured increased Facilities Renewal Program funding.
- We will continue to engage government to advocate for support for infrastructure initiatives.

Year	Tri-campus Facilities Renewal Program funding
2018-29	\$9,986,000
2019-20	\$9,504,300
2020-21	\$11,382,400
2021-22	\$11,382,400

Key future step: partnering with academics

- We are partnering with U of T researchers to improve facility maintenance and infrastructure investment with predictive analytics.
- We are supporting a Digital Twin project of our campus.



Key future step: advancing decarbonization

- We are making investments into deferred maintenance that address both our infrastructure needs as well as reduce our carbon footprint.
- We will continue to make great strides on our journey to becoming climate positive.

25%

of the investment required to become a climate positive campus addresses deferred maintenance needs.



UNIVERSITY OF
TORONTO

Facilities & Services

Appendix

Deferred maintenance by campus

	St. George	Mississauga	Scarborough
Total replacement value of academic and administrative buildings	\$4.4B for 96 buildings*	\$0.5B for 22 buildings	\$0.4B** for 9 buildings
Deferred maintenance backlog	\$665.4M \$5.2M***	\$72.4M \$0.3M	\$82.8M \$21.9M
Facilities condition index	15.3% 0.2%	14.3% 0.3%	19.3% 1.5%
Breakdown of deferred maintenance by priority			
Priority one needs	\$62.6M \$15.9M	\$43.2M \$28.7M	\$16.3M \$15.3M

- **Priority one** deficiencies are recommended to be addressed within the next year. These tend to be assets that are well beyond useful life and/or are currently failing.
- **Priority two** deficiencies are recommended to be addressed in one to three years.
- **Priority three** deficiencies are recommended to be addressed within five years.