

# UTM Debt Financing

For the Deferred Maintenance Program



# UTM's Operating Budget – Context

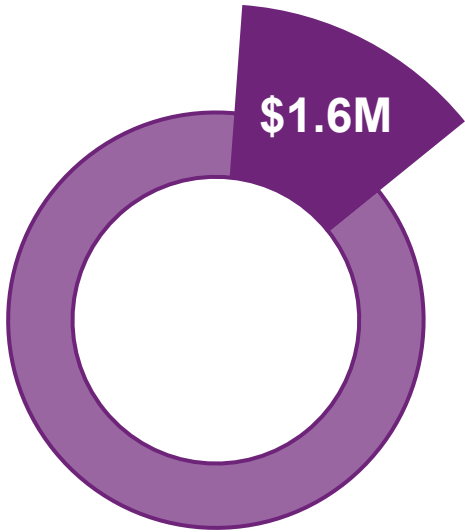
Aggregate effect of historical and projected losses has created an \$8.5M multi-year deficit for UTM's operating budget

<b>Provincial</b>	<ul style="list-style-type: none"> <li>Extended freeze on in-province domestic tuition</li> <li>Long-term decline in real value of operating grants</li> </ul>
<b>Federal</b>	<ul style="list-style-type: none"> <li>Changing immigration policies</li> <li>New cap on international students</li> <li>Growing geopolitical tensions</li> </ul>
<b>Institutional</b>	<ul style="list-style-type: none"> <li>Inflationary pressures on expenditures, especially on construction</li> <li>Growing investment in compensation</li> </ul>

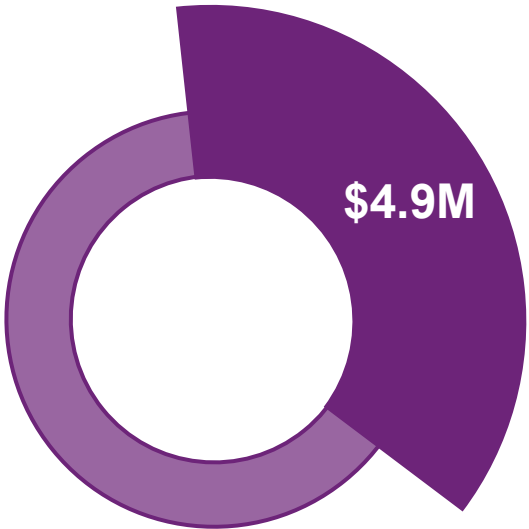
	2025-26	2026-27	2027-28	Total Deficit
<b>Annual Operating Loss</b>	\$1.6M	\$4.9M	\$2.0M	<b>\$8.5M</b>

# UTM Deferred Maintenance

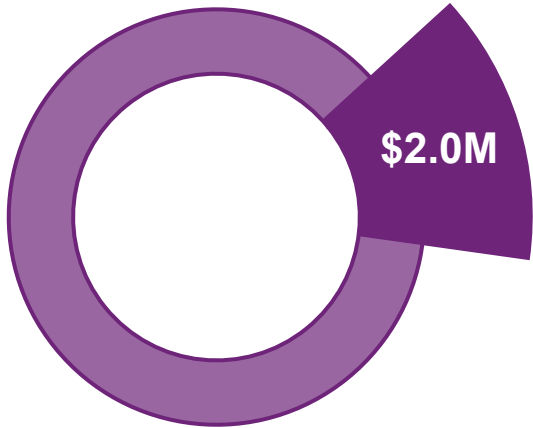
**Total Deferred Maintenance Loan \$8.5M**



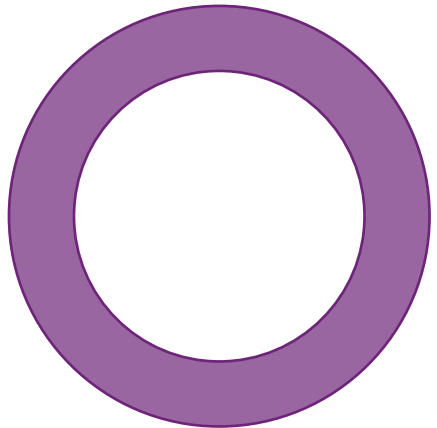
**2025-26**



**2026-27**



**2027-28**



**2028-29 Onwards**



Annual Deferred Maintenance Budget



Annual Loan

# DEFERRED MAINTENANCE BY CAMPUS

	DEFINITION	ST. GEORGE	MISSISSAUGA	SCARBOROUGH
<b>TOTAL CURRENT REPLACEMENT VALUE</b>	The cost to replace all academic and administrative buildings on campus	\$5.56B for 117 buildings <b>(up \$330M)</b>	\$0.96B for 26 buildings <b>(up \$223M)</b>	\$0.64B for 11 buildings <b>(up \$45M)</b>
<b>DEFERRED MAINTENANCE BACKLOG</b>	The cost of major repairs and upgrades needed to fix a building's deficiencies	\$1.24B <b>(up \$249M)</b>	\$73.2M <b>(down \$28M)</b>	\$141.6M <b>(up \$41.5M)</b>
<b>FACILITY CONDITION INDEX</b>	Total deferred maintenance backlog / total Current Replacement Value	22.3% <b>(up 3.3%)</b>	7.7% <b>(down 6.1%)</b>	22.2% <b>(up 5.3%)</b>
<b>PRIORITY-ONE NEEDS</b>	The cost of deficiencies that are recommended to be addressed within the next year	\$420M <b>(up 30.6%)</b>	\$6.1M <b>(down 84.7%)</b>	\$47.7M <b>(up 152.5%)</b>

UTM's Facilities Condition Index (FCI) is the most favourable of the three campuses – **7.7%**, compared to UTSC and St. George at over 22% each.

A prudent, proactive infrastructure renewal program has contributed to UTM improving its deferred maintenance performance. All three major indices of deferred maintenance performance have improved for UTM in the tri-campus 2024 DM report. which This data informed the UTM share of the financing request.

[2024 U of T Deferred Maintenance Report](#)

# Appendix: Deferred Maintenance Projects



## Communication, Culture & Technology Building (CCT)

Gas boiler replacement (\$1.6M)



## William G. Davis Building

Fire alarm system upgrade  
(\$4.9M)



## Central Utility Plant

Horizontal deaerator replacement  
(\$2.0M)