

Update on Capital Projects

UTM Campus Council

May 26, 2026

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UNIVERSITY OF
TORONTO
MISSISSAUGA

DEFY
GRAVITY

Update on Capital Projects

Level 1 Capital Projects

- New Spaces
- Deferred Maintenance & Infrastructure

Major Capital Projects

Level 1 Capital Projects

Renovation, deferred maintenance, infrastructure, and new building projects with a total project cost between \$100,000 and <\$10,000,000

[Capital Planning & Capital Projects Policy](#)

New Spaces



Pre-Engineered Building



Deferred maintenance by campus

	Definition	St. George	Mississauga	Scarborough
Total current replacement value	The cost to replace all academic and administrative buildings on campus	\$5.80B for 121 buildings ▲ \$237M	\$981M for 28 buildings ▲ \$25M	\$657M for 12 buildings ▲ \$18M
Deferred maintenance backlog	The cost of major repairs and upgrades needed to fix a building's deficiencies	\$1.30B ▲ \$56M	\$69.0M ▼ \$4.2M	\$135.9M ▼ \$5.70M
Facility condition index	Total deferred maintenance backlog / total current replacement value	22.4% ▲ 0.06%	7.03% ▼ 0.62%	20.7% ▼ 1.48%
Priority-one needs	The cost of deficiencies that are recommended to be addressed within the next year	\$482M ▲ 14.9%	\$4.31M ▼ 28.9%	\$46.0M ▼ 3.60%

[Source: 2025 DM Report](#)

Deferred Maintenance & Infrastructure

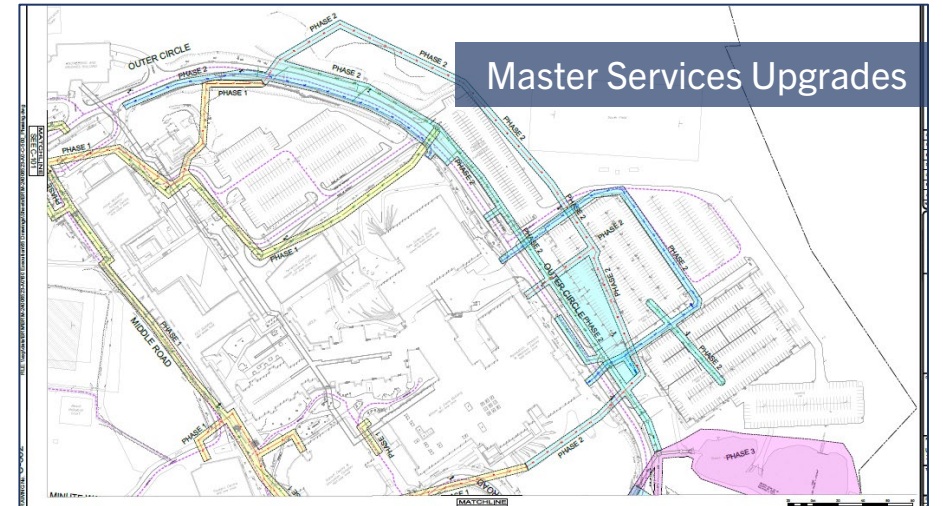
P4/P8 Parking Deck Restoration



Davis Air Handling Upgrade



Master Services Upgrades



Deferred Maintenance & Infrastructure

(continued)



Major Capital Projects

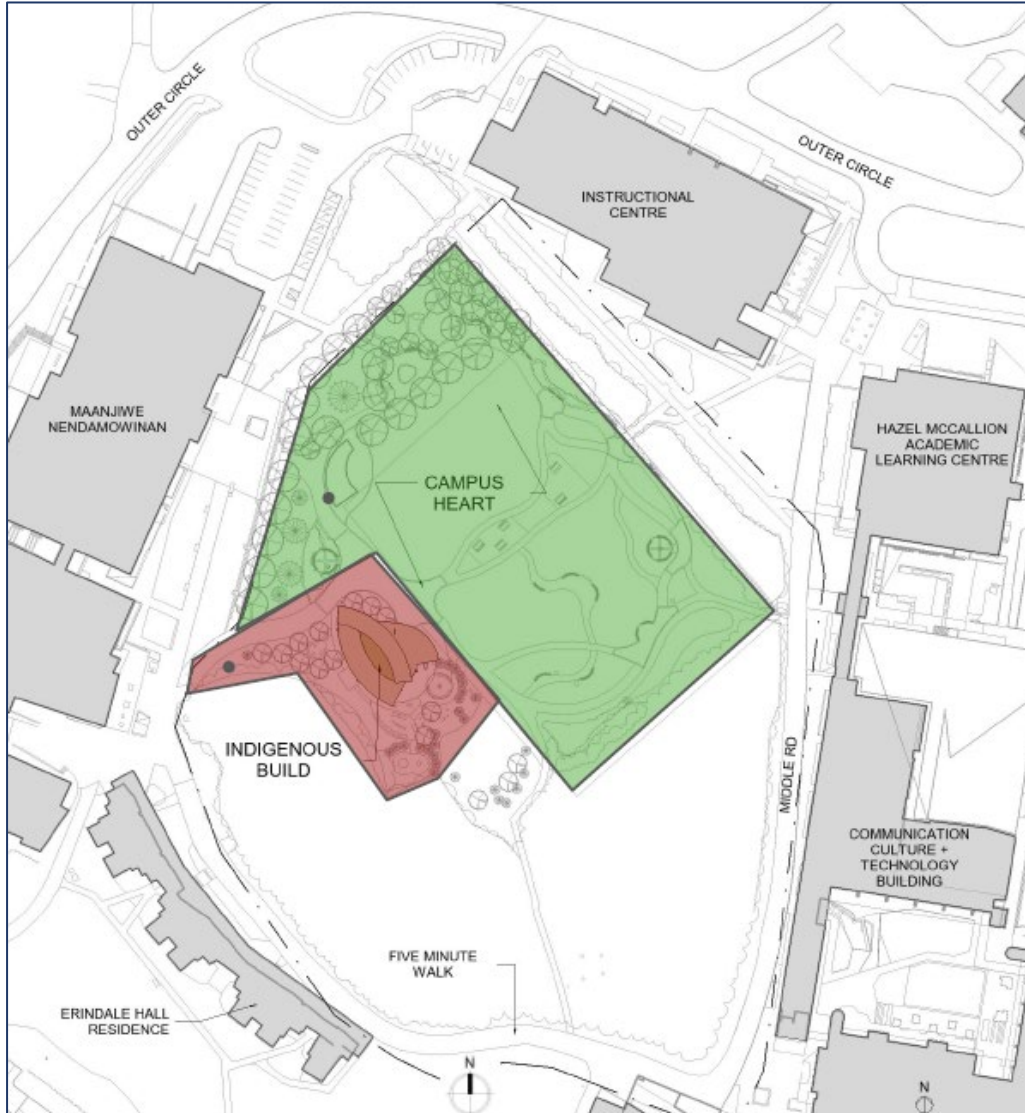
Renovation, deferred maintenance, infrastructure, and new building projects with a total project cost (TPC) over \$10M

Residence Phase IX

- 400 bed, 6 story dormitory style residence
- Construction 65% complete (March report)
- On track for September 2026 opening

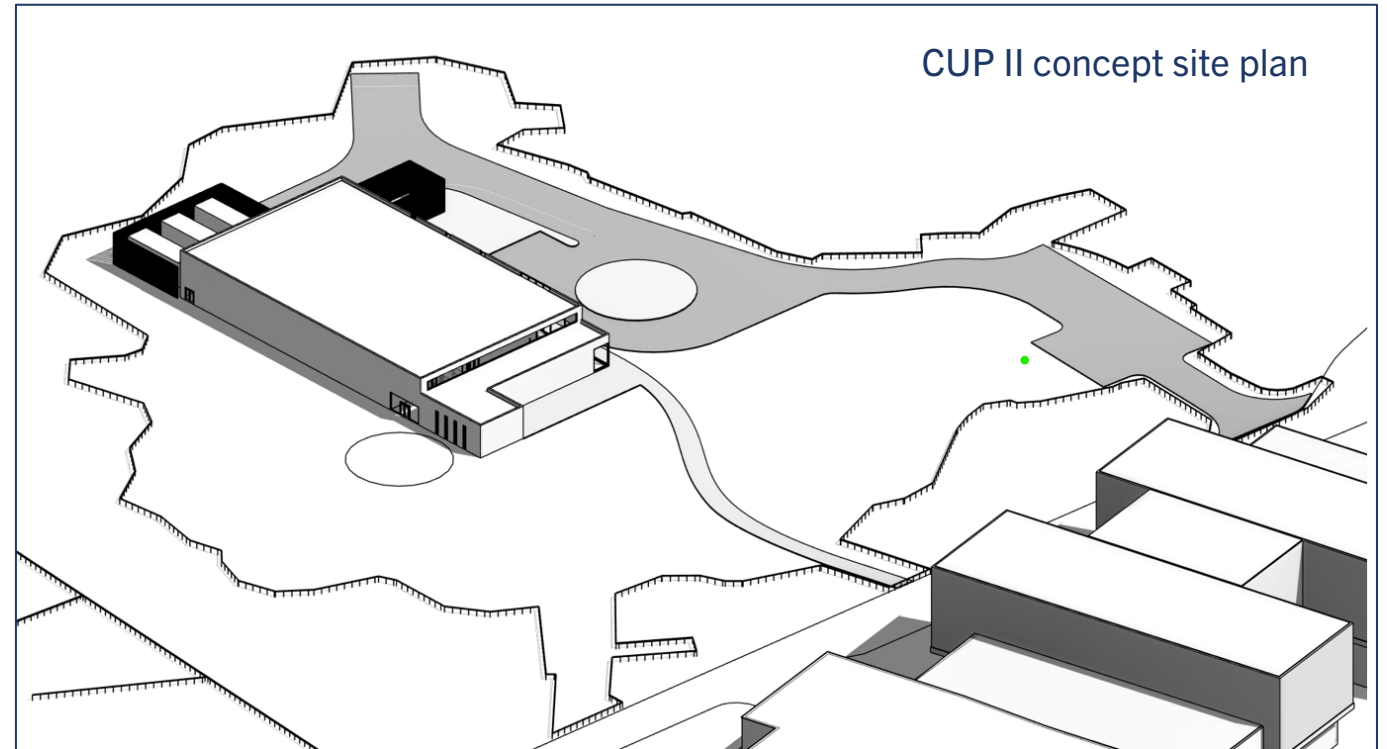


Campus Heart & Indigenous Build



- Schematic Design 100% complete
- Smoke Architecture and Moriyama Teshima design team
- Phased project – Indigenous Build on-track for full approval in governance cycle 26/27, opening 2029

Central Utilities Plant II



- CaPS Approval for Terms of Reference November 2025
- Pre-design (output specification and DB procurement) underway
- On track for CaPS Approval of design-build services September 2026, opening October 2029

Thank you!

Questions?

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