



University of Toronto

OFFICE OF THE VICE PRESIDENT BUSINESS AFFAIRS

TO: Business Board

SPONSOR: Ron Swail, Assistant Vice President, Facilities and Services

CONTACT INFO: 416-978-5855 email ron.swail@utoronto.ca

DATE: January 21, 2008 for February 4, 2008.

AGENDA ITEM: 6

ITEM IDENTIFICATION:

Annual Report on Deferred Maintenance for the year 2007

JURISDICTIONAL INFORMATION:

The Business Board is responsible for University owned or leased property, including physical plant and equipment and any general policies governing the maintenance of buildings and grounds.

PREVIOUS ACTION TAKEN:

The 2006 Deferred Maintenance report was presented for information at the meeting of January 15, 2007.

HIGHLIGHTS:

The University's total deferred maintenance liability presently stands at \$276M, down \$12.5M from the previous year. The reduction in our deferred maintenance liability is due to a combination of: significant direct funding provided from the University and to a lesser extent Provincial FRP funding, the removal of central utility buildings which are not included in the COU assessment program criteria, and the indirect benefit of several major building renewal projects completed through the Capital Projects Department. Deferred maintenance continues to be an issue at the St. George campus, where ninety two percent of the University's deferred maintenance liability is concentrated.

For the first time since the combined Ontario wide assessment program has been in place, the University of Toronto's overall facilities condition index, or FCI, is lower than the COU average, and lower than 10%. A FCI of 10% or more indicates buildings in poor condition. Our combined FCI is now 9.5%. The reduction in FCI is the result of the reasons noted above as well as the addition of a number of large new buildings that opened in 2007, which have no deferred maintenance. If we were to exclude the new buildings from our overall inventory the resulting FCI would rise from 9.5% to 10%.

Similarly, the St. George campus presently has a FCI of 10.8%. If we removed the new buildings from the VFA database the FCI would rise to 11.5%.

The funds that have been provided to address deferred maintenance have been utilized to address a wide range of projects including: roof replacements, building envelop repairs, heating cooling and air conditioning improvements, elevator modernizations, improvements to lecture halls and study spaces, renovations to high use washrooms, and accessibility and life safety improvements.

FINANCIAL AND/OR PLANNING IMPLICATIONS:

We are very pleased with the progress we have made on the issue of deferred maintenance but this liability will be with us for decades to come. Going forward consistent and significant funding will be required to meet the challenge of deferred maintenance and reduce the potential for major disruptions to university activities.

RECOMMENDATION:

Report is for information.