



TO: Business Board

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

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DATE: January 29, 2009 for February 11, 2009

AGENDA ITEM: 11

ITEM IDENTIFICATION: **Annual Report on Deferred Maintenance for Year 2008**

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 2007 Deferred Maintenance report was presented for information at the meeting of February 4, 2008.

HIGHLIGHTS:

The University's total deferred maintenance liability for academic and administrative buildings stands at \$257M, down \$19M from the previous year. The reduction is the result of targeted funding provided from the Province of Ontario and the University to address deferred maintenance, and the indirect benefit of capital project building renovations and the Energy Reduction Initiative completed in 2008. The St George campus remains the focal point for this liability where ninety eight percent of the University's high priority deferred maintenance items are concentrated.

The University of Toronto now has an overall facility condition index, or FCI, of 8.5%, down from the previous year, and markedly below the COU average for all Ontario Universities of 10.2%. The St. George campus, however, remains high with an FCI of 10%, the lower threshold of buildings in poor condition, while UTM and UTSC Facility Condition Indices are well under the 5% threshold for buildings in excellent condition.

The funds that have been provided to address deferred maintenance in academic and administrative buildings have been utilized to address a wide range of projects including: roof replacements, building envelop repairs, heating cooling and air conditioning improvements, improved signs for wayfinding, improvements to lecture halls and study spaces, renovations to high use washrooms, 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, significant funding will be required to continue to meet the challenge of deferred maintenance and reduce the potential for major disruptions to university activities.

RECOMMENDATION:

Report is for information.

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