



FOR INFORMATION

PUBLIC

OPEN SESSION

TO: Business Board

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DATE: January 20, 2020 for February 3, 2020

AGENDA ITEM: 6

ITEM IDENTIFICATION:

Annual Report on Deferred Maintenance for the year 2019

JURISDICTIONAL INFORMATION:

Pursuant to Section 5 of the *Terms of Reference* of the Business Board, the Board "... is responsible for University owned or leased property including physical plant". Further, according to Section 5.3 (c.) the Board receives an annual report from the President or designate on deferred maintenance.

GOVERNANCE PATH:

1. Business Board [for information] (February 3, 2020)

PREVIOUS ACTION TAKEN:

The *Annual Report on Deferred Maintenance for the year 2018* was presented for information at the meeting of February 4, 2019.

HIGHLIGHTS:

The current combined estimated replacement value of all academic and administrative buildings at the University of Toronto has risen to \$5.6B. The total deferred maintenance liability across all three campuses' academic and administrative buildings is \$879M representing an increase of \$47M from the previous year. The University's combined facility condition index (FCI) has increased to 15.8%, 0.6% higher than last year.

When we look at the trend of FCIs, two notable increases can be observed. From 2009 to 2012 a new methodology was introduced that caused an increase in the reported FCI. In 2019, as a result of the standardized methodology implemented by the MCU the FCI at the university increased. This is primarily due to the inclusion of site infrastructure which was excluded previously. It is anticipated that the FCI across all three of our campuses will continue to increase as the new methodology for auditing was introduced is being rolled out in line with the 5 year audit cycle. As such, the new methodology will not be fully implemented across all assets until 2023

In 2019, the Canadian Association of University Business Officers (CAUBO) conducted a national deferred maintenance benchmarking report. As part of this, a national survey of facilities data was conducted allowing for a comparison of asset condition and renewal investments across all provinces. Two notable observations come from the national benchmarking report:

- The Universities of Toronto's Tri-campus normalized deferred maintenance liability is approximately 30% higher than our Ontario peers, and significantly higher than those in Quebec. However, it is lower than the institutions in Eastern and Western Canada.
- Our current rate of renewal funding (at 0.7% of replacement value) is far below both the provincial (1.5%) and national (1.95%) averages, and is falling behind the necessary renewal rate to maintain the current FCI level.

As part of the ongoing review of the deferred maintenance program, an advisory group of senior administrators was assembled to develop a new allocation methodology. This methodology allows for the ranking of renewal needs by: building status, physical condition of the asset, building usage, operational impacts of failure, and fabric impacts of failure. This new methodology was rolled out in 2019 and allows our DM program to focus on addressing renewal needs in a manner that addresses our legislative/mandatory requirements and minimizes disruption and downtime due to asset failures.

While the value of deferred maintenance items has increased, it is important to note that the highest priority repairs, priority one, remains relatively flat over the past seven years. This stability is the result of prioritizing these needs, combined with the indirect impact of several capital building renovation projects and building energy retrofits financed through the Utilities Reduction Revolving Fund (URRF). Despite the sizable estimated cost of this liability, significant improvements have been achieved over the past decade to the fundamental elements of the portfolio of building on campus.

FINANCIAL IMPLICATIONS:

In fiscal 2019-20 the DM program on the St George Campus is investing \$27.2M. As reported in the 2019 budget report, DM funding remains a key budget risk for the institution. The current level of funding would have to be increased to \$68M to match the provincial average. The DM budget is reviewed on an annual basis through the budget process. For fiscal 2020-21, an additional \$1.5M is being sought to address this growing need.

Our deferred maintenance liability is significant and will be with us for a very long time into the future. Our new prioritization process focuses on maintaining our buildings to minimize, although not eliminate, the chance of an unforeseen problem having major consequences to the University's mission and operating budget.

RECOMMENDATION:

For information

DOCUMENTATION PROVIDED:

- *Annual Report on Deferred Maintenance for the year 2019*

Deferred Maintenance Annual Report 2019

Operations, Real Estate & Partnerships
Facilities and Services



UNIVERSITY OF
TORONTO

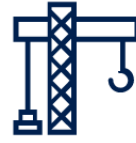
University of Toronto Tri-Campus Deferred Maintenance



Building Area GSM

1,638,568

↑ 46,571



Current Replacement Value

\$5.57 Billion

↑ \$72 Million



Number of Buildings

211



Deferred Maintenance Liability

\$879.23 Million

↑ \$47.29 Million



Weighted Building Age

57.5 years

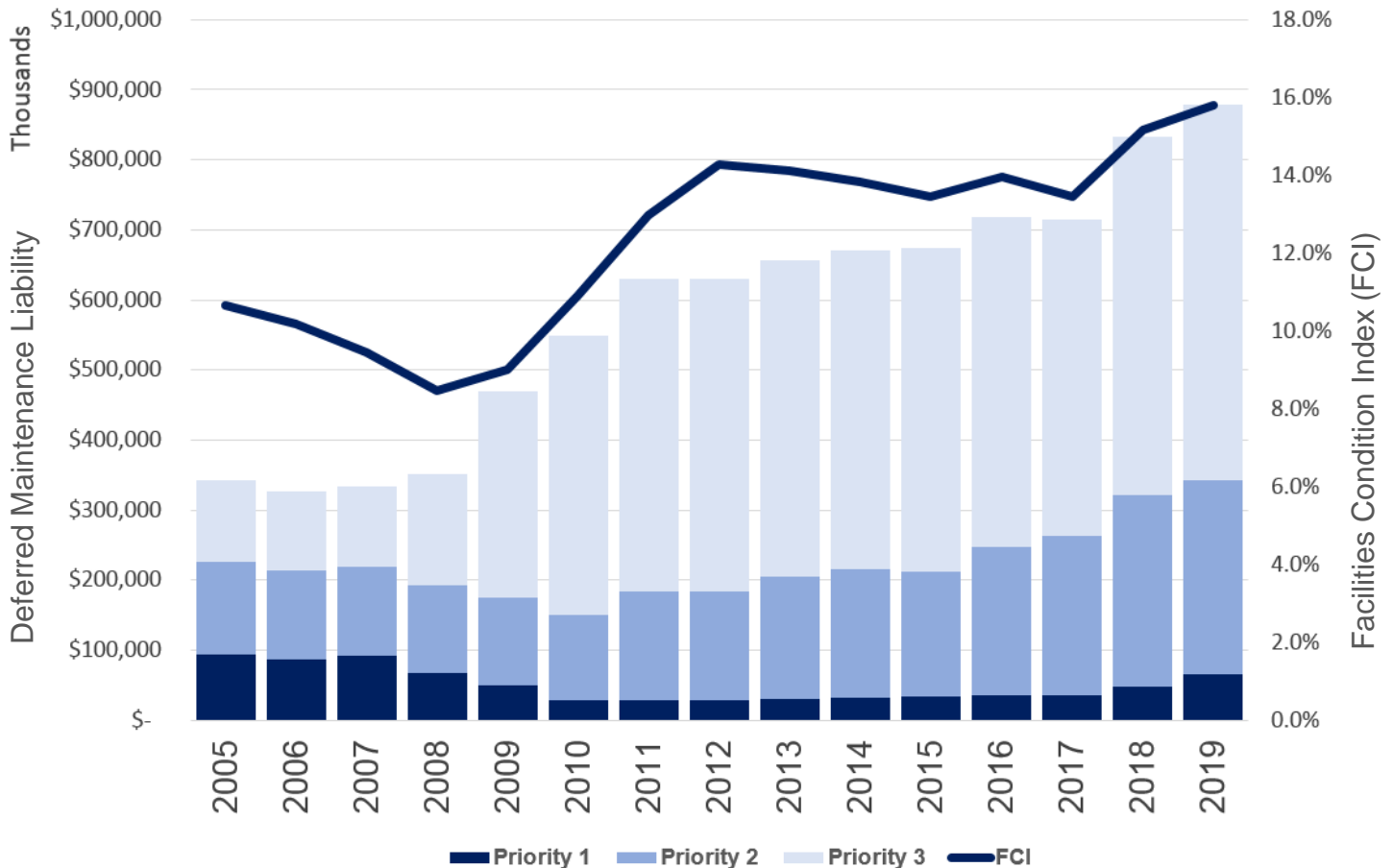
44.4 years Provincial Average



Facility Condition Index

15.8 %

↑ 0.6 %





UNIVERSITY OF TORONTO



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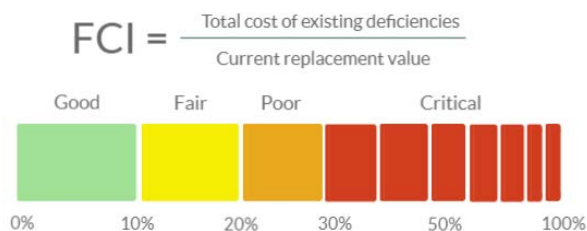
Facilities Condition Assessment Program

Ontario universities have been participating in the Facilities Condition Assessment Program (FCAP) for over 15 years. The program has provided a consistent approach to identify, quantify, prioritize and report on deferred maintenance liabilities. Within this program, all university facilities are audited on a 5 year rotating basis to determine their condition. Deficiencies are identified, quantified, and assigned a priority classification.

Buildings are also assigned a numeric score called a facility condition index (FCI) which reflects the building's relative condition. This index is determined by dividing the cost of deferred maintenance by the current replacement cost of the building – the lower the FCI, the better the condition of the building or portfolio. It should be noted that only academic and administrative buildings have been included in this program.

Facility Condition Index (FCI)

An industry standard measure used to compare relative building conditions



In the past several years, the provincial government, through both the Ministry of Training, Colleges, and Universities (MTCU) and Infrastructure Ontario expressed interest in harmonizing the database with the recent provincial broader public sector assessments. As such, a working group was struck with COU and OAPPA representatives, as well as those from the College sector and MTCU representatives.

Through this work, the FCAP criteria and database was refined and standardized as to allow for more accurate data comparison between the two higher education sectors. These changes are being rolled out in two phases:

Phase 1: Auditing Methodology

The auditing methodology was updated and standardized in the previous fiscal year. The UofT data set will be completely updated to this new standard by 2024. It is anticipated that this new framework will increase the reported deferred maintenance liability for all three of our campuses. The following is a summary of the material changes in this phase of the FCAP framework:

1) *Move to the “systems model” approach*, versus the “cost model” approach. This new methodology ensures more detailed and accurate building specific information and costing for:

- building replacement values,
- deferred maintenance liabilities identified, and
- renewal forecasts.

The effect of this change will vary from building to building.

2) *Addition of Infrastructure to deferred maintenance liability*. Assets such as the Central Steam Plant, underground piping, landscaping and grounds in addition to academic and administrative buildings will need to be audited in the future. This will increase the deferred maintenance liability, as these assets were not reported in the past. Universities and Colleges are assuming estimated liability representing 15% of the CRV for infrastructure areas that have yet to completed.

Phase 2: Data Harmonization

This fiscal year, an agreement was reached between the Universities, Colleges and MTCU on key cost assumptions that impact the calculation of deferred maintenance and current replacement value. As these are cost assumptions, the database inclusive of audits previously conducted were updated to reflect these changes. The following is a summary of the material changes in this phase of the FCAP framework:

1) *Move to total project cost reporting versus construction costs.* Historically the University sector was unique within the broader public sector by not adding soft costs, which artificially lowers the cost to correct each deficiency. When rectifying major building deficiencies, soft costs associated with professional services and consulting are required. The new framework includes a 30% allowance for soft costs for all identified deferred maintenance projects. It should be noted that historically the College sector included a 50% soft cost allowance, hence inflating the deferred maintenance need. As a result, their financial need appeared to be greater than the university sector on a GSM basis.

2) *FCI standardized to a three year window.* There was significant variation on the identification of costs to include within the FCI calculation. Infrastructure Ontario provided a definition that includes deferred maintenance costs within a 3 year window (i.e. current year and proceeding two fiscal years of DM needs). This definition is used across the broader public sector, and was implemented for the University and College sector

3) *Inclusion of Auto-Renewal Feature.* The deferred maintenance databases captures both current requirement, as well as projected future needs. The future needs were not captured within the deferred maintenance projections, as the auto-renewal feature was not enabled. This would imply that the previous FCI calculations only included current needs, without accounting for the replacement needs of the proceeding two years. By enabling this feature, the FCI calculation can then include the proceeding two years.

4) *Allowance for future cost escalations.* The historic framework did not account for inflation in costs for projects planned in future years. The new framework includes a 2% inflation rate to accommodate for this. Although this will not increase deferred maintenance liability, it will increase the required funding level to maintain FCI.

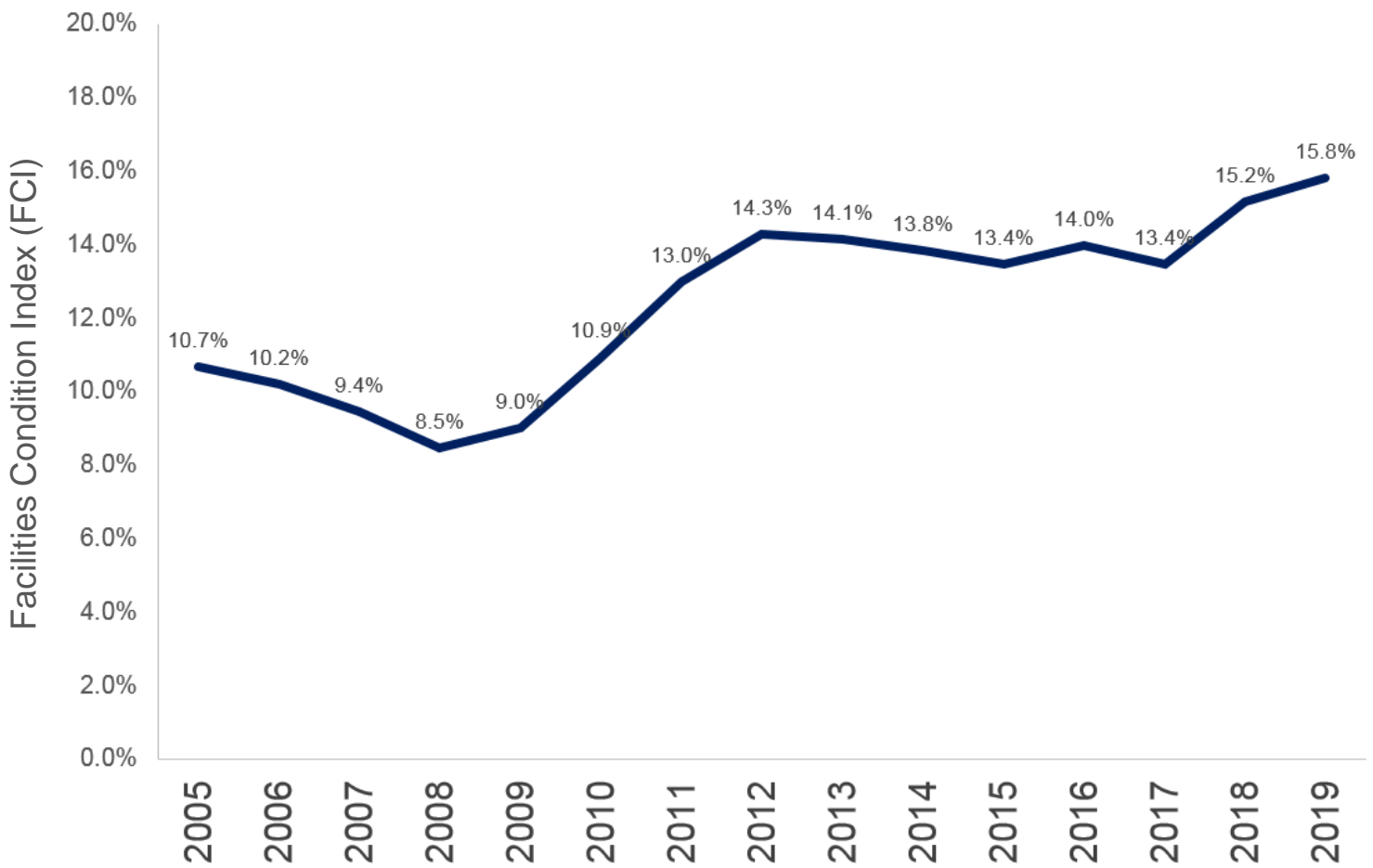
It is anticipated that these changes will increase the reported total deferred maintenance liability across the University sector. However, it is not anticipated to increase the actual execution budgets as these soft costs were captured in all capital project budgets.



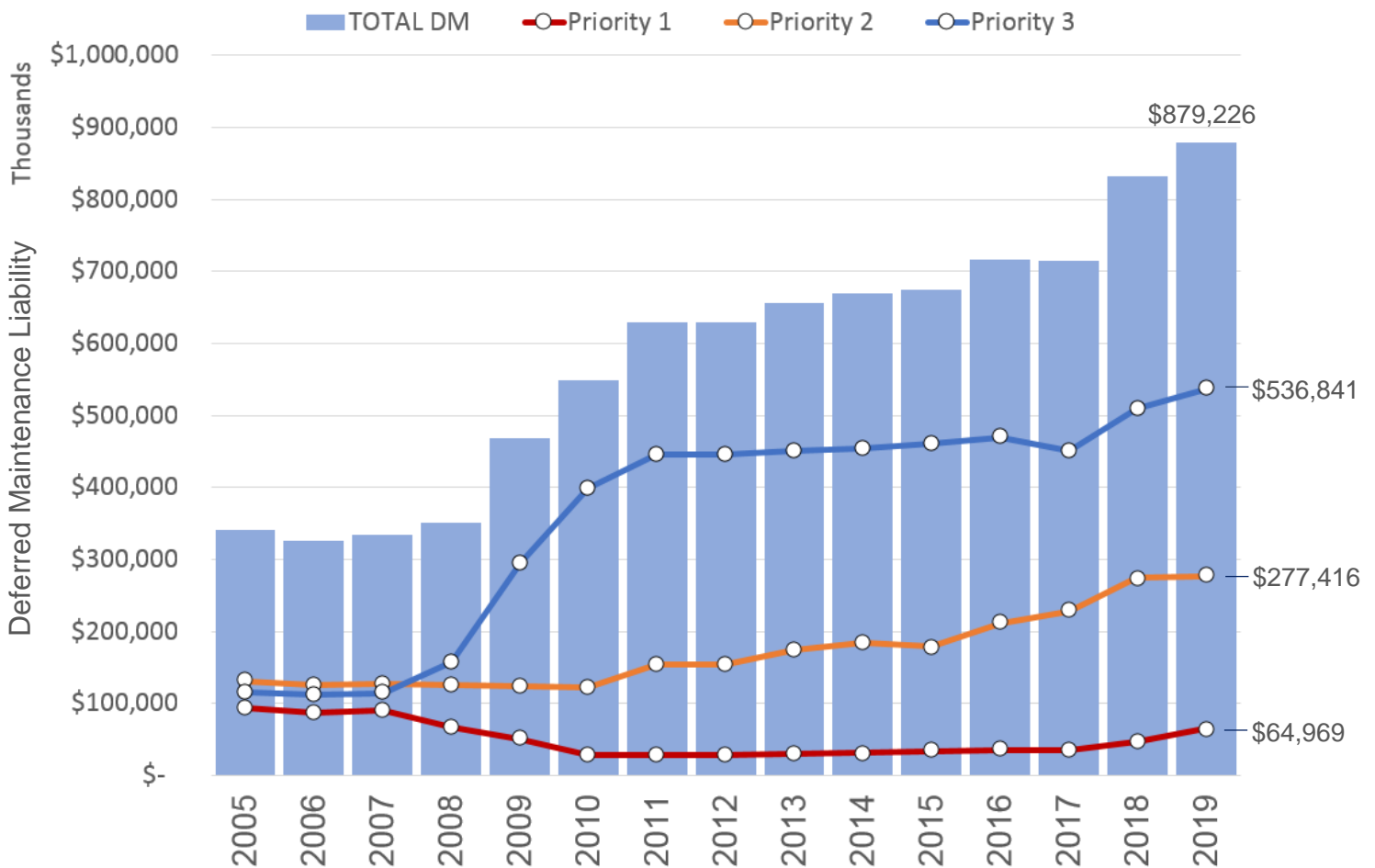
Tri-Campus Deferred Maintenance

The current combined estimated replacement value of all academic and administrative buildings at the University of Toronto has risen to \$5.6B. The total deferred maintenance liability across all three campuses' academic and administrative buildings is \$879M representing an increase of \$47M from the previous year. The University's combined facility condition index (FCI) has increased to 15.8%, 0.6% higher than last year.

When we look at the trend of FCIs, two notable increases can be observed. From 2009 to 2012 a new methodology was introduced that caused an increase in the reported FCI. In 2019, as a result of the standardized methodology implemented by the Ministry of Colleges and Universities (MCU) the FCI at the university increased. This is primarily due to the inclusion of site infrastructure which was excluded previously.

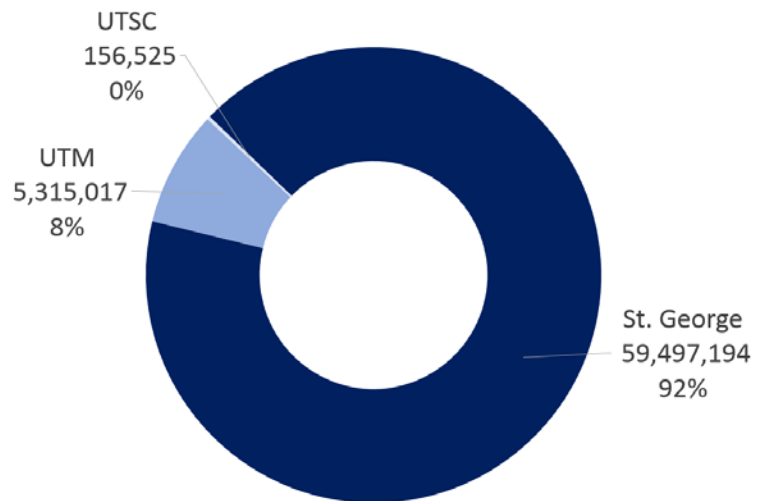


Tri-Campus Historical Deferred Maintenance Costs - Priorities 1 - 3



Distribution of Costs by Priority

The Facilities Assessment Program not only identifies deficiencies but also classifies them into priorities ranging from one to three. Priority 1 items are renewals that are recommended to be addressed within the next year. These tend to be assets that are well beyond useful life or are currently failing. Priority two items are recommended to be addressed in 1-3 years and priority three items in the next 3 to 5 years. The above graph identifies the University's priority distribution over the past 15 years. The St. George campus has the vast majority of these high priority deficiencies compared the other two University campuses.

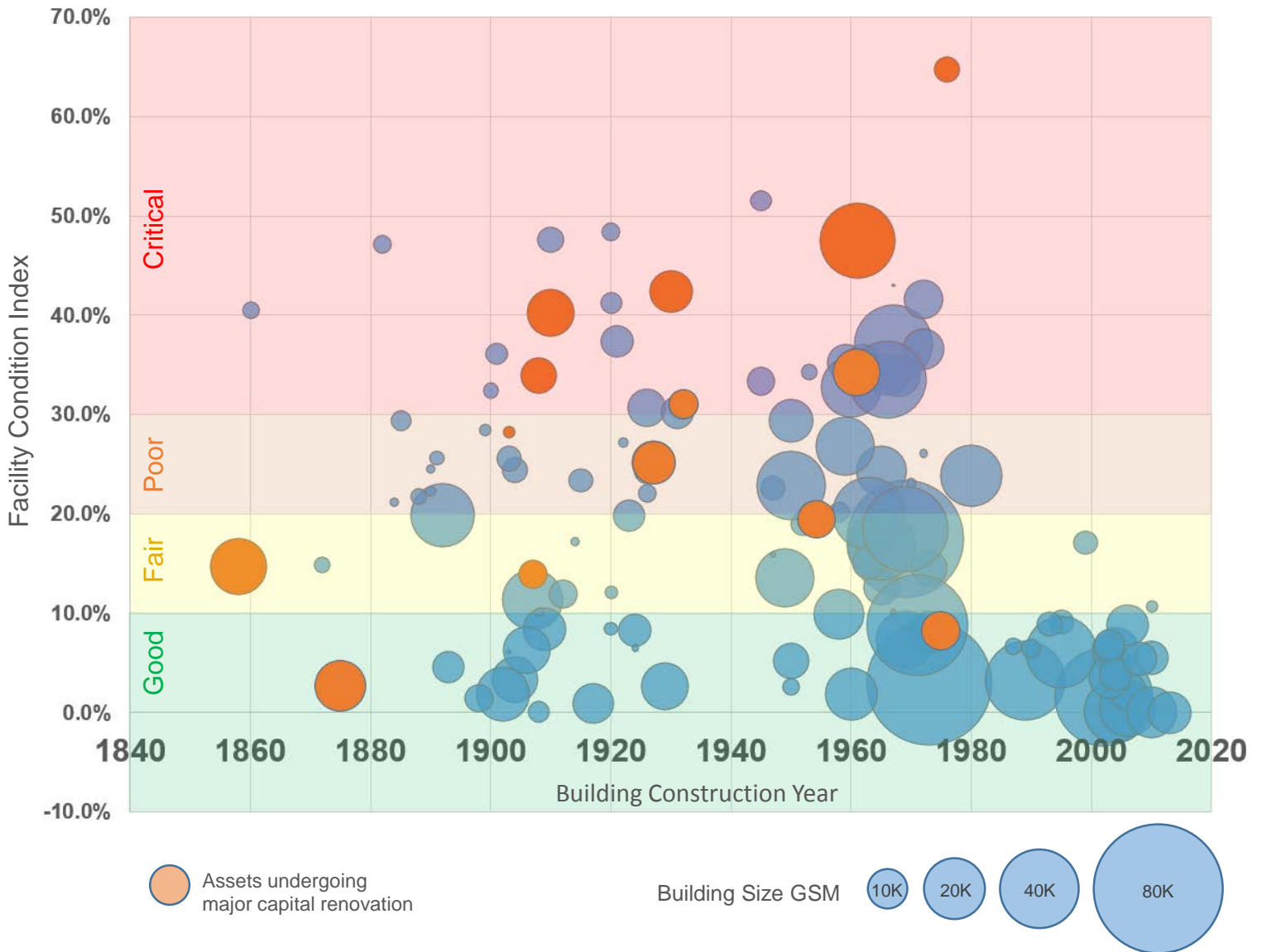


Tri-Campus Distribution of Priority 1 Deficiencies

Distribution of Building Age and FCI

Further to this, an analysis was conducted with respect to the impact asset age has on the FCI. This analysis shows very little correlation between age and condition of the asset. Rather it highlights the need for investment and study into certain assets. One particular area of concern are those located in the upper right section of this graph.

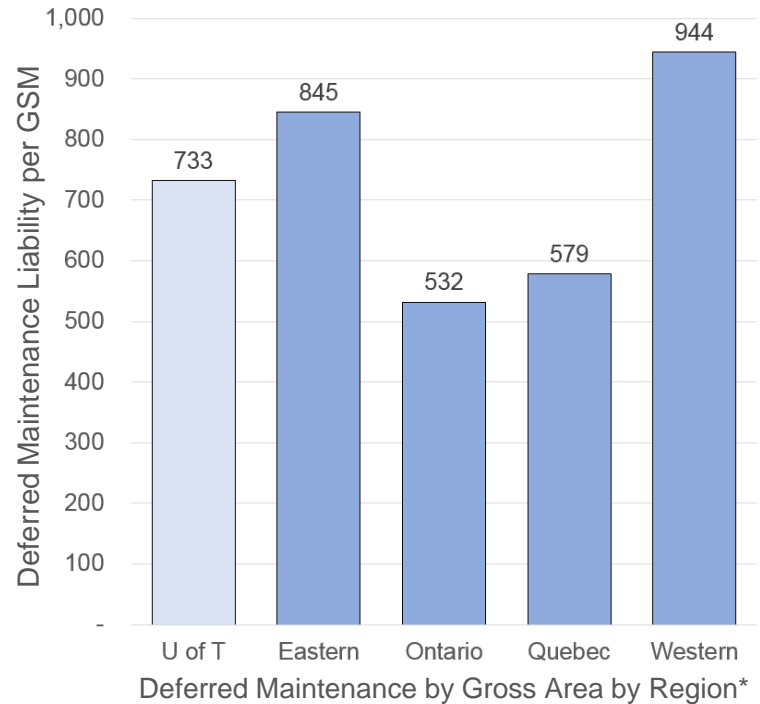
That is, those assets that are relatively newer, however have a high FCI. Further study is being conducted in these buildings to better understand why this is occurring, and to modify both deferred and preventative maintenance plans accordingly.



CAUBO Deferred Maintenance Benchmarking

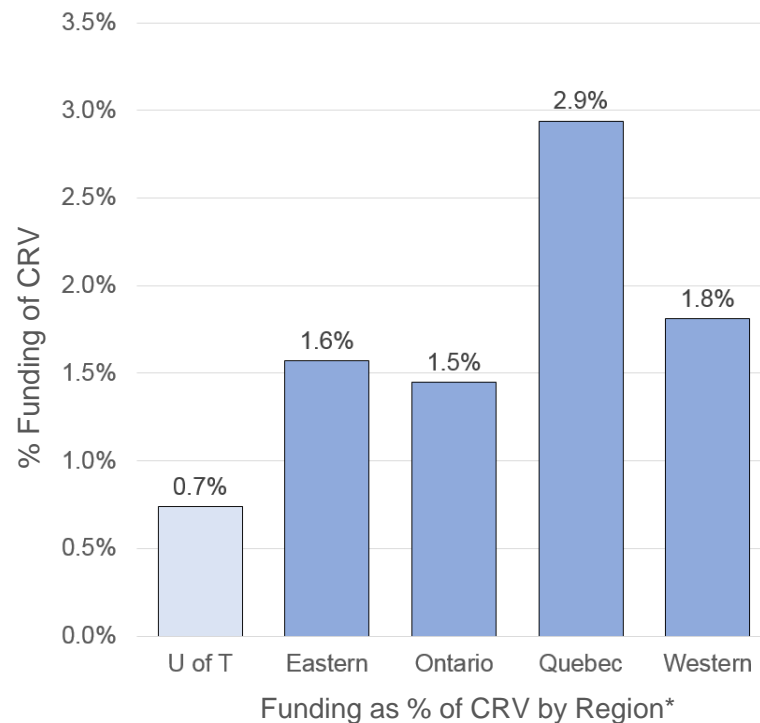
Building Condition Benchmarking Across the Sector

In 2019, the Canadian Association of University Business Officers (CAUBO) conducted a national deferred maintenance benchmarking report. As part of this, a national survey of facilities data was conducted allowing for a comparison of asset condition and renewal investments across all provinces. This benchmarking exercise allows for the comparison of our normalized deferred maintenance liability, expressed as an amount of deferred maintenance per campus GSM. The results highlight that our normalized liability is approximately 30% higher than our Ontario peers, and significantly higher than those in Quebec. However, it is lower than the institutions in Eastern and Western Canada. At the same time, this normalized liability varies over time, and is highly influenced by the level of investment made. The study highlights how deferred maintenance funding lags behind all provincial and national comparators.



Deferred Maintenance Funding Benchmarking Across the Sector

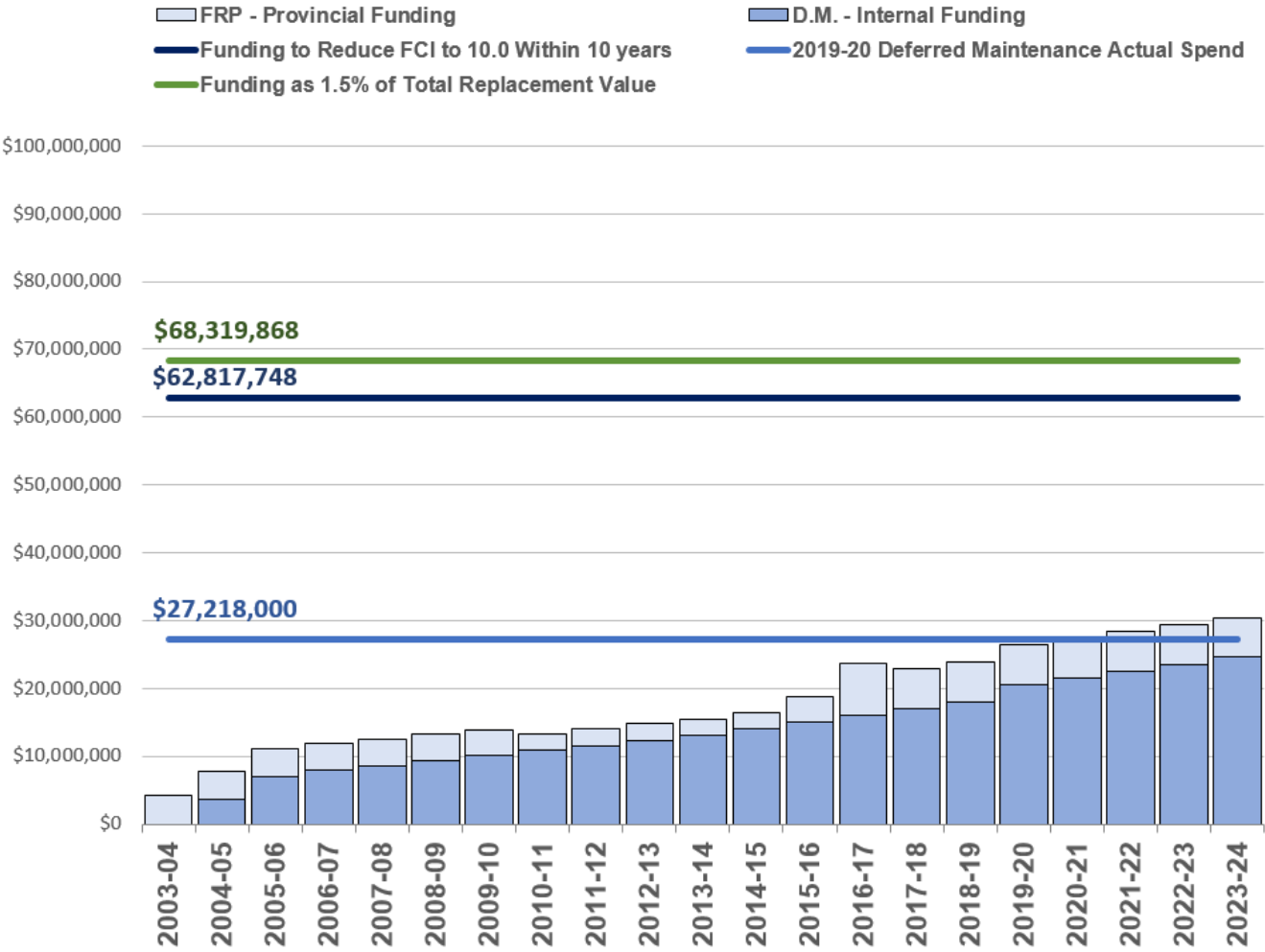
As highlighted in the annual budget report, deferred maintenance funding remains a key risk for our institution. Our current rate of renewal is far below both the provincial and national averages, and is falling behind the necessary renewal rate to maintain the current FCI level. This funding level is reviewed through the annual budget process through which increases to this budget are requested.



*Source: 2019 CAUBO Deferred Maintenance at Canadian Universities

Managing Deferred Maintenance – Funding Needs

St. George Campus Historical Funding Levels



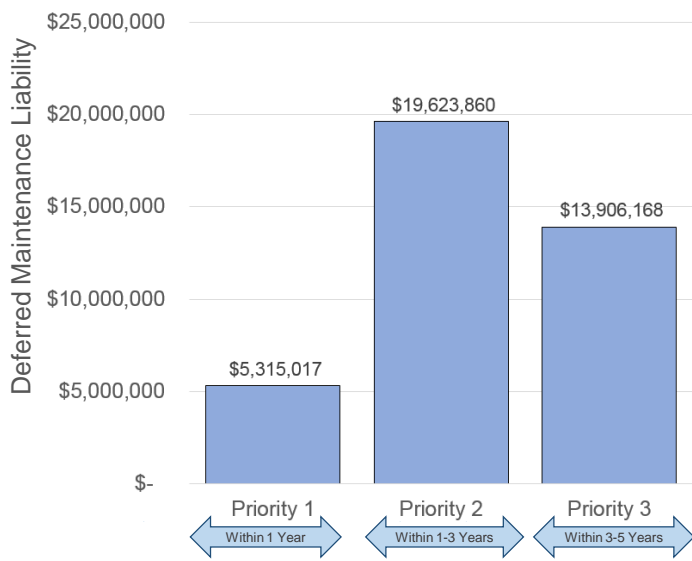
The chart above illustrates the direct investments made in deferred maintenance over the years at the St. George campus. In 2019-20, \$27.2M in funding was provided. A funding request was made through the University’s budget process to increase this amount by \$1.5M for fiscal 2020-21. It should be noted that this number would need to increase to \$68.3M to meet the provincial average spend.

Beyond the direct funding noted above, capital projects through the ongoing rehabilitation of buildings such as 230 College St, energy retrofit projects funded through the URRF, and more recently the SIF and GGRP program have indirectly eliminated deferred maintenance items in buildings being retrofitted.

FCAP Results Summary

University of Toronto at Mississauga (UTM)

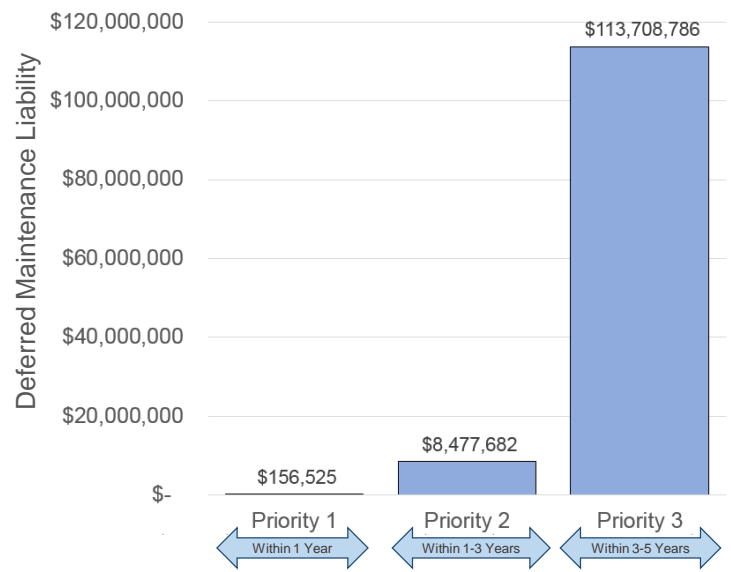
The survey data for UTM includes 15 buildings with a gross area of 127,842 gross square meters. Total replacement value of the buildings is approximately at \$487M, with a deferred maintenance backlog of \$39M; a decrease of \$33M from last year. Over the past year, the campus FCI decreased from 11.1% to 8.0%. As can be seen in the following chart, the majority of the deferred maintenance items at the Mississauga campus are priority three.



UTM Deferred Maintenance Liability by Priority

University of Toronto at Scarborough (UTSC)

There are 10 administrative and academic buildings at the UTSC campus with a total gross area of 100,245 square meters. The total replacement value of these buildings is estimated at \$525M. The total deferred maintenance liability stands at \$122M, higher by approximately \$52M from the previous year. The campus FCI is now 23.3%; an increase of 6.6% from the previous year. Similar to UTM, the majority of the deferred maintenance items at the Scarborough campus are priority three.

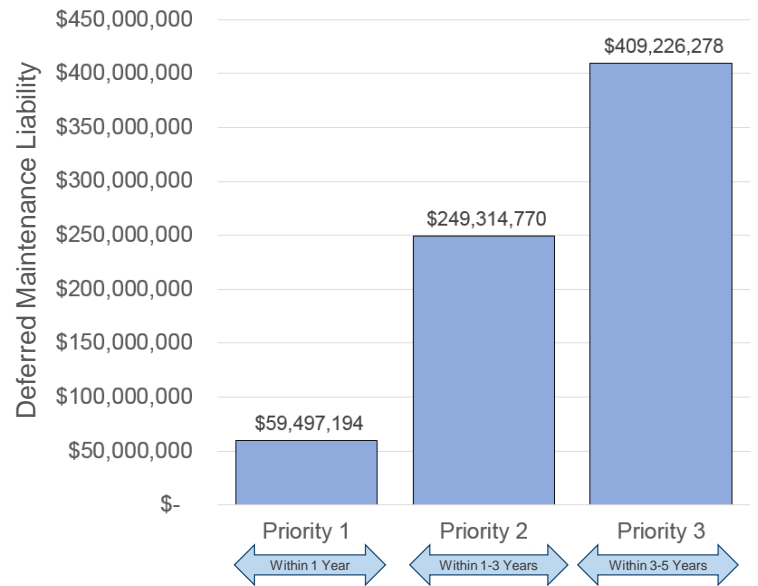


UTSC Deferred Maintenance Liability by Priority



University of Toronto St. George Campus

There are 102 academic and administrative buildings at the St. George campus (3 have not yet been audited) with a total gross audited area of 1,011,709 gross square meters and a total replacement value estimated at \$4.6B. The campus FCI is now 15.8%, a slight increase from the previous year's FCI of 15.6%. The total estimated deferred maintenance backlog is now \$718M up from the previous year by \$30M.



St. George Deferred Maintenance Liability by Priority



St. George Campus FCI Map



Deferred Maintenance – A New Prioritization Model

The 3 tiered prioritization model of the FCAP audit provides excellent insight into the renewal needs of the campus. However, it does not provide data at a level granular enough to prioritize the renewal needs. For example, to address the highest priority category would require significantly more funding available within one fiscal year. As such, in 2019, a new prioritization model was developed and implemented on the St George Campus. As part of this process, an advisory group was assembled to develop a new allocation methodology.

A desire to move to an evidence based, risk mitigation approach was expressed, in an effort to ensure the University is addressing the deferred maintenance liability in a manner to ensure that asset portfolio is managed with the long-term interests in mind. As such, a multi-factor weighted approach was selected to address this need. All deferred maintenance priorities are ranked according to:

Building Status

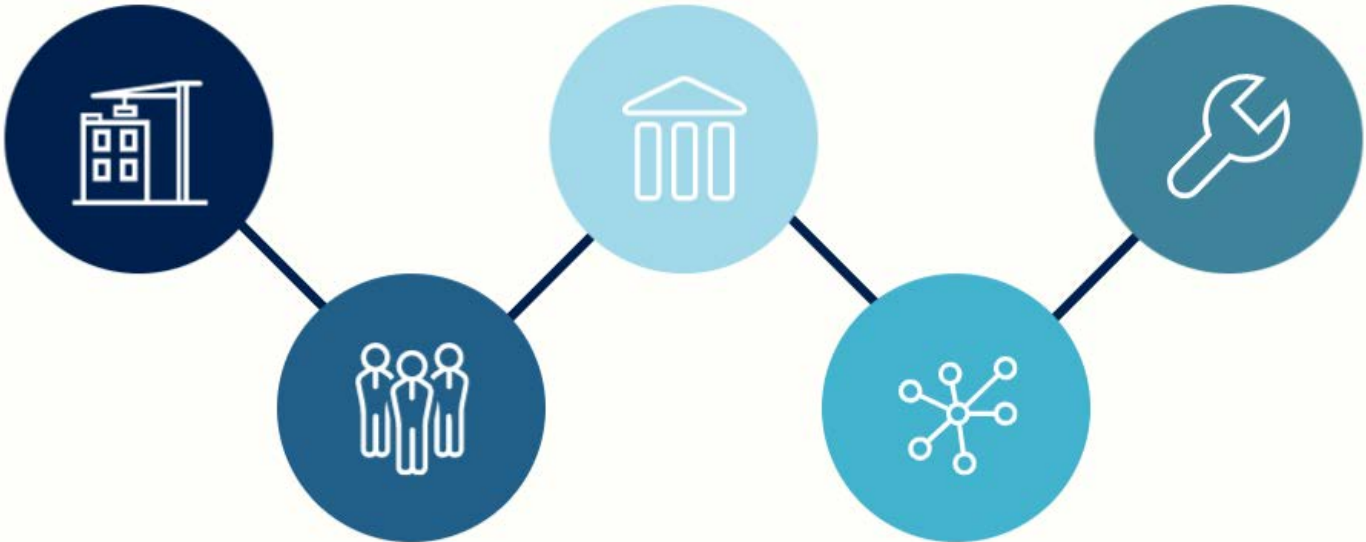
A measure of the future use of the asset (slated for demolition, re-purposing, or retain)

Building Use

A criteria that represents the current use of the facility that prioritizes academic uses

Physical Condition

Priority based measure developed by the third party auditor



Operational Impacts of Failure

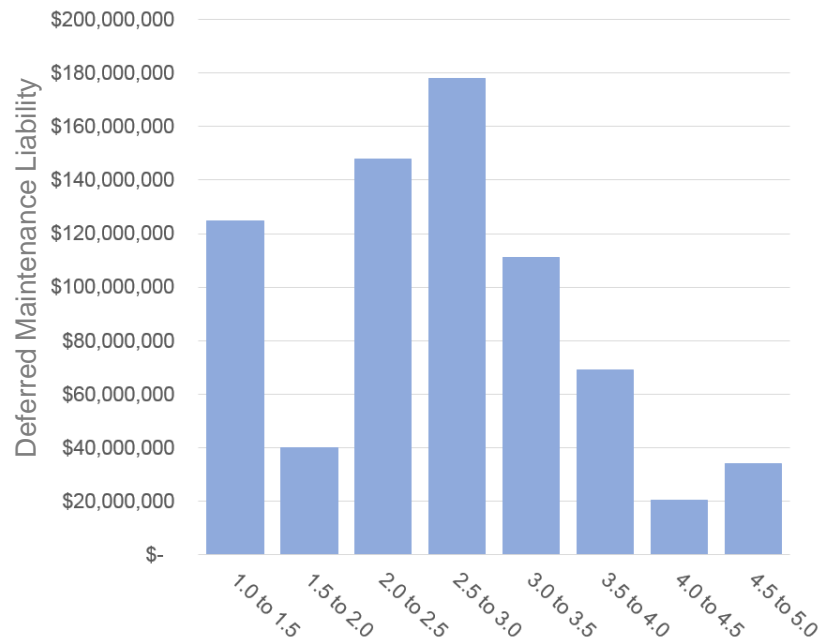
Prioritizes renewal that if deferred will have significant impact of the university's operations

Fabric Impact of Failure

Prioritizes renewals that if not addressed may have consequential and compounding impacts to other assets (e.g. a roof renewal that if not address can damage the boiler, chiller and other assets)

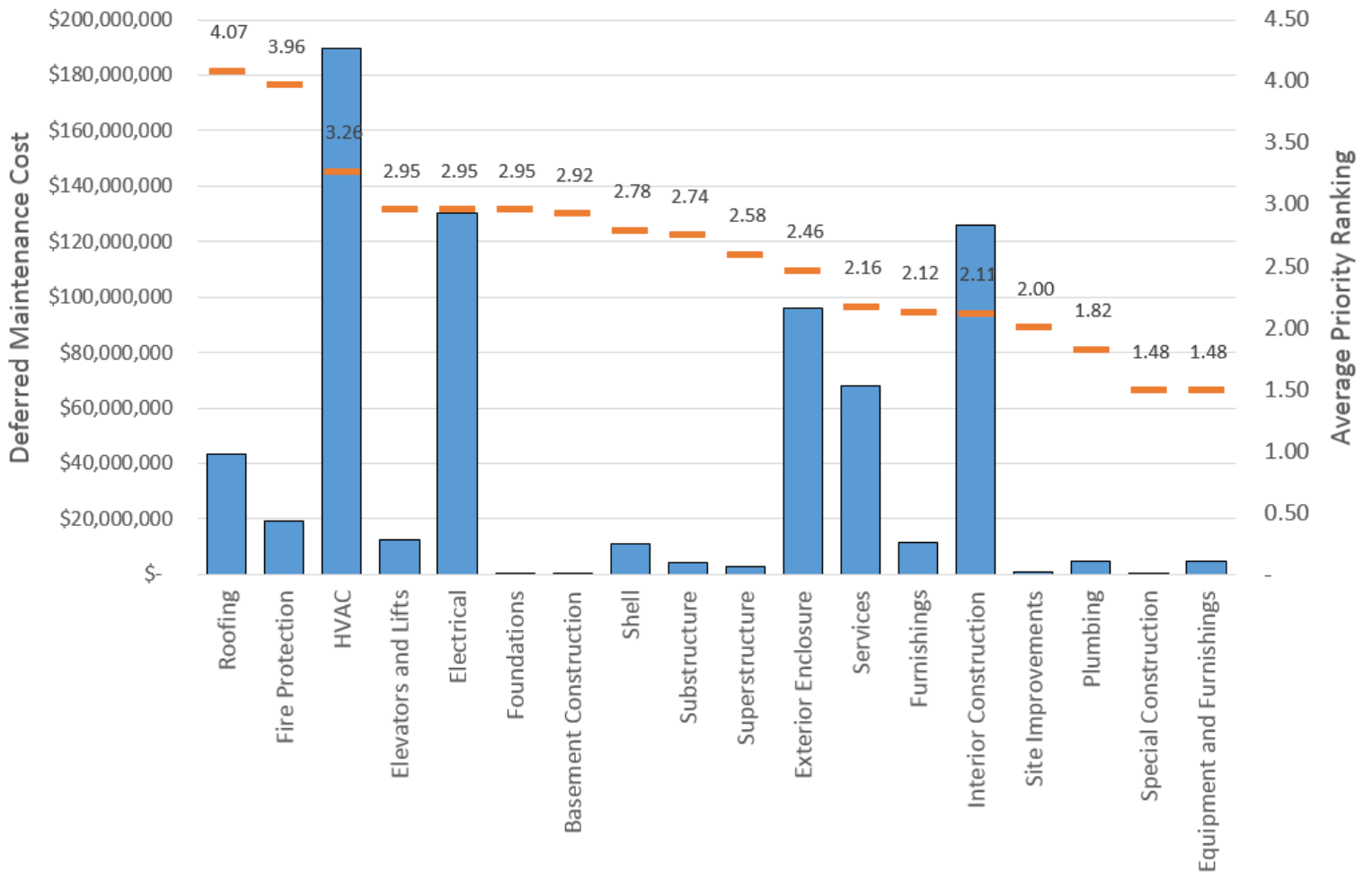
These criteria are then weighted against each other, providing a renewal priority score for each of the identified needs on campus. By using these measures, we can ensure that we are tackling renewal needs in a manner that addresses our legislative/mandatory requirements all the while ensuring we meet the academic needs of the University.

The table lays out the prioritization scores against the funding need for each item. Through this process, it was decided to address all renewal items with a risk score of 5. This represents a commitment \$35M for the St George Campus, which has been committed between fiscal 2019 and fiscal 2020. This analysis will be conducted on an annual basis, after the annual audit is conducted, and items will be addressed in order based on the risk ranking.



Further to this, the primary system on campus were analyzed against their current status and renewal costs. This analysis highlights the areas of focus, not just for our renewal programs, but also for reexamining our preventative maintenance programs. As such, improvements are being made in the top 5 categories:

- **Roofing:** Improved inspections and infrared scanning
- **Fire Protection:** Review of our annual inspection processes
- **HVAC:** Examining the opportunities to incorporate retro-commissioning to improve performance and length useful life of assets
- **Elevator and Lifts:** Campus wide auditing and performance monitoring being implemented for all elevators
- **Electrical Systems:** Launching new electrical systems maintenance program in 2020, with a focus on reliability improvements



Appendix A: Major Projects for fiscal 2020 at St. George Campus

PROJECT CATEGORY	\$ 000's
Contribution to the TIL Classroom Project	2,000
Contributions to Capital Projects & Renovations (e.g. Convocation Hall – Skylight and Dome Repair, UC Infrastructure Renewal, FASE Library, Landmark Utility Tunnel Renewal)	5,309
Interior & Fabric Projects (e.g. Lash Miller Stairwell repairs, Fire Alarm and Sprinkler System Upgrades at various locations)	5,299
Roof & Building Envelope (e.g. Simcoe and Convocation Hall, OISE Exterior repairs, 155 College, UTIAS/Downsview Campus)	8,354
Elevators (Ramsay Wright Modernization)	1,000
Road Repairs and Grounds (e.g. paving, sidewalks, irrigations systems, fences, etc.)	890
Electrical and Mechanical Systems (e.g. 215 Huron Chiller, Borden and Sanford Fleming HVAC replacements, Various BAS upgrades, electrical upgrades at Jackman)	4,366
TOTAL	\$27,218

Appendix B: Facility Condition Index by Asset

St. George

Building No.	BUILDING NAME	BUILDING USE	GSM	REPLACEMENT VALUE	DEFERRED MAINTENANCE	FCI	RECENT AUDIT DATE	PROJECTED AUDIT DATE
001	University College	Academic / Admin	16,811	80,106,839	11,751,644	14.7%	2015	2020
003	Sigmund Samuel Library Building	Library	21,057	49,037,877	9,730,587	19.8%	2016	2020
004	McMurrich Building	Administration	5,362	26,576,702	5,266,114	19.8%	2018	2023
005	Medical Sciences Building	Acad & Research	71,193	472,065,507	82,498,580	17.5%	2016	2021
006	John P. Robarts Library Building	Library	79,959	222,599,705	6,554,119	2.9%	2017	2022
006A	Claude T. Bissell Building	Library	9,431	27,838,049	2,253,426	8.1%	2017	2022
006B	Thomas Fisher Rare Books	Library	6,672	17,575,117	2,542,806	14.5%	2017	2022
007	Mining Building	Acad & Research	11,356	72,167,866	2,399,798	3.3%	2016	2021
008	Wallberg Building	Acad & Research	18,043	111,930,638	15,201,864	13.6%	2016	2021
008A	D.L. Pratt Building	Acad & Research	6,533	53,030,075	6,697,828	12.6%	2016	2021
009	Sanford Fleming Building	Acad & Research	19,253	142,411,516	16,169,550	11.4%	2016	2021
010	Simcoe Hall	Administration	5,837	28,863,132	2,396,273	8.3%	2018	2023
010A	Convocation Hall	Academic	4,338	23,933,778	3,336,399	13.9%	2013	2020
011	Tanz Neuroscience Building	Acad & Research	4,517	29,137,189	9,026,263	31.0%	2015	2020
014	371 Bloor Street West	Administration	11,622	58,714,991	23,640,387	40.3%	2018	2023
016	Banting Institute	Acad & Research	9,545	38,784,046	16,444,757	42.4%	2018	2023
019	21 Kings College Circle	Administration	2,335	7,634,633	1,541,544	20.2%	2015	2020
020	Rosebrugh Building	Academic	5,593	30,020,069	11,218,926	37.4%	2018	2023
021	Engineering Annex	Acad & Research	1,939	12,565,277	6,081,015	48.4%	2016	2021
022	Mechanical Engineering Building	Academic / Admin	9,729	63,420,839	5,315,974	8.4%	2015	2020
023	University College Union	Other	2,232	5,432,716	1,595,229	29.4%	2018	2023
024	Haultain Building	Administration	3,471	15,293,171	3,741,535	24.5%	2018	2023
025	FitzGerald Building	Acad & Research	9,757	61,261,804	15,410,858	25.2%	2016	2021
026	Cumberland House	Administration	1,606	5,214,693	2,112,837	40.5%	2018	2023
027	Physical Geography Building	Academic	1,773	5,857,051	1,291,425	22.0%	2015	2020
028	Student Commons	Academic	6,735	19,359,473	6,574,069	34.0%	2013	2021
030A	Varsity Arena	Athletic Facility	7,573	16,740,242	5,144,265	30.7%	2015	2021
032	Wetmore Hall New College	Residence	13,253	26,850,103	6,524,586	24.3%	2015	2020
032A	Wilson Hall New College	Academic	17,524	38,158,364	2,805,201	7.4%	2015	2020
033	Sidney Smith Hall	Academic / Admin	29,402	92,038,108	43,703,354	47.5%	2016	2021
036	Astronomy Building	Academic	3,058	20,422,775	3,876,457	19.0%	2016	2021
038	Woodsworth College	Academic	5,350	15,998,870	738,411	4.6%	2019	2024
040	Flavelle House	Academic	15,291	45,975,720	853,666	1.9%	2019	2024
042	Goldring Centre for High Perf. Sport	Athletic Facility	13,400	30,795,916	n/a	n/a	n/a	2021
043	School of Graduate Studies	Academic	1,139	3,417,613	875,273	25.6%	2015	2020
047	Canadiana Gallery	Academic / Admin	3,159	9,380,347	2,120,233	22.6%	2019	2024
049	Aerospace	Acad & Research	7,232	33,593,581	11,824,417	35.2%	2018	2023
050	Falconer Hall	Administration	2,531	7,360,320	2,658,881	36.1%	2019	2024
051	Edward Johnson Building	Academic	14,148	44,928,774	12,771,122	28.4%	2017	2022
052	Best Institute	Acad & Research	6,915	44,902,710	8,747,989	19.5%	2013	2019

Appendix B: Facility Condition Index by Asset

St. George

Building No.	BUILDING NAME	BUILDING USE	GSM	REPLACEMENT VALUE	DEFERRED MAINTENANCE	FCI	RECENT AUDIT DATE	PROJECTED AUDIT DATE
053	Institute of Child Study	Academic	5,717	7,468,340	2,257,897	30.2%	2018	2023
054	1 Spadina Crescent	Administration	13,435	56,402,344	1,508,110	2.7%	2013	2021
056	Graduate Students Union	Administration	922	3,013,240	365,278	12.1%	2019	2024
057	Bancroft Building	Administration	3,763	11,186,007	2,725,687	24.4%	2019	2024
061	Borden Building South	Administration	2,410	7,330,315	3,025,755	41.3%	2019	2024
061A	Borden Building North	Administration	3,579	10,276,844	4,895,266	47.6%	2019	2024
062	Earth Sciences Centre	Acad & Research	33,186	209,478,580	6,762,513	3.2%	2017	2022
065	Dentistry Building	Acad & Research	24,532	155,881,024	35,646,175	22.9%	2019	2024
066	655 Spadina Ave	Academic / Admin	466.38	1,478,632.30	n/a	n/a	2019	2024
067	215 Huron Street	Administration	11,521	37,901,320	12,986,057	34.3%	2019	2024
068	Clara Benson Building	Athletic Facility	9,919	26,027,544	7,654,936	29.4%	2017	2022
068A	Warren Stevens Building	Athletic Facility	20,062	50,626,639	12,076,908	23.9%	2017	2022
070	Galbraith Building	Academic	18,778	82,958,732	27,197,137	32.8%	2018	2023
072	Ramsay Wright Laboratories	Acad & Research	25,066	127,664,496	21,438,776	16.8%	2018	2023
073	Lash Miller Chemical Laboratories	Acad & Research	28,183	155,141,822	31,061,216	20.0%	2018	2023
077	Sussex Court	Academic	3,275	9,880,773	2,525,201	25.6%	2015	2020
078	McLennan Physical Laboratories	Acad & Research	32,257	167,418,181	62,155,111	37.1%	2018	2023
079	Anthropology Building	Acad & Research	6,156	40,415,048	6,118,531	15.1%	2018	2023
080	Bahen Information Technology Centr	Acad & Research	50,021	336,788,124	5,278,428	1.6%	2015	2020
082	Gage Building	Academic	1,357	6,404,949	2,197,852	34.3%	2019	2024
083	254/256 McCaul Street	Academic	4,401	13,175,364	1,571,939	11.9%	2019	2024
088	123 St. George Street	Administration	787	2,587,456	734,696	28.4%	2019	2024
089	Munk School of Global Affairs	Administration	2,444	5,877,071	3,411	0.1%	2017	2022
090	88 College Street	Academic	1,748	5,202,933	2,450,849	47.1%	2019	2024
091	Studio Theatre	Academic	446	2,433,011	419,446	17.2%	2019	2024
093	Electrometallurgy Lab	Acad & Research	176	1,148,007	182,479	15.9%	2015	2020
097	39 & 39A Queens Park	Academic	799	2,397,430	676,969	28.2%	2015	2020
097A	39 Queens Park Cres. E.	Administration	165	537,491	32,742	6.1%	2015	2020
098B	90 Wellesley Street	Academic	4,150	8,221,922	2,742,737	33.4%	2015	2020
098C	90 Wellesley Street	Academic	2,318	4,528,708	2,332,873	51.5%	2015	2020
102	Soldiers Tower	Other	300	1,420,166	92,220	6.5%	2015	2020
103	School of Continuing Studies	Academic	1,615	5,118,918	132,211	2.6%	2015	2020
104	Max Gluskin House	Academic / Admin	4,205	12,643,938	180,289	1.4%	2017	2022
105	Fields Inst for Research in Math	Academic	3,238	9,718,744	885,694	9.1%	2015	2020
106	162 St. George	Administration	1,364	2,859,303	926,275	32.4%	2018	2023
110	121 St. George Street	Administration	1,330	4,074,425	887,625	21.8%	2019	2024
111	246 Bloor Street West	Academic	6,697	20,097,606	1,048,894	5.2%	2015	2020
117	W.B. MacMurray Field House	Athletic Facility	368	1,724,942	450,153	26.1%	2015	2020
120	Louis B. Stewart Observatory	Academic	542	1,611,289	162,857	10.1%	2015	2020
123	Ontario Institute for Studies in Education	Academic	38,140	124,970,857	23,078,006	18.5%	2019	2024
125	703 Spadina Avenue	Administration	603	2,309,059	514,834	22.3%	2015	2020

Appendix B: Facility Condition Index by Asset

St. George

Building No.	BUILDING NAME	BUILDING USE	GSM	REPLACEMENT VALUE	DEFERRED MAINTENANCE	FCI	RECENT AUDIT DATE	PROJECTED AUDIT DATE
127	172 St. George St.	Academic / Admin	1,710	2,827,042	188,513	6.7%	2017	2022
128	Jackman Humanities Building	Academic / Admin	11,798	38,638,035	1,028,955	2.7%	2016	2021
129	Early Learning Centre	Other	1,269	3,804,683	255,280	6.7%	2015	2020
132	Innis College	Academic	3,473	10,084,809	6,529,325	64.7%	2019	2024
134	Joseph L. Rotman School of Management	Academic	26,423	98,354,773	5,980,571	6.1%	2018	2023
138	370 Huron Street	Academic	431	1,329,238	281,713	21.2%	2019	2024
143	Koffler Student Services Centre	Academic	11,513	54,491,776	3,439,307	6.3%	2019	2024
145	Koffler Institute for Pharmacy Mgm	Academic	1,967	6,355,140	411,495	6.5%	2015	2020
146	40 Sussex Avenue	Administration	378	1,228,223	301,226	24.5%	2019	2024
149	UTL at Downsview	Storage	4,931	19,586,210	-	0.0%	2018	2023
151	655 Spadina Avenue	Residence	1,011	3,324,390	280,050	8.4%	2019	2024
152	Rehabilitation Sciences Building	Acad & Research	13,091	77,810,057	7,681,677	9.9%	2017	2022
153	56 Spadina Road	Administration	-	2,944,460	254,279	8.6%	2014	2020
154	Health Science	Academic	17,838	77,503,088	20,755,691	26.8%	2018	2023
155	255/257 McCaul Street (BOE)	Academic / Admin	8,689	34,088,582	314,799	0.9%	2018	2023
156	263 McCaul St.	Academic / Admin	3,027	12,848,936	3,001,019	23.4%	2018	2023
160	CCBR	Acad & Research	21,331	139,013,156	134,261	0.1%	2017	2022
161	Leslie Dan Pharmacy	Acad & Research	16,836	101,924,717	408,976	0.4%	2017	2022
172	Macdonald Mowat House	Administration	1,427	3,146,610	466,279	14.8%	2018	2023
901	Gull Lake Survey Camps	Academic	-	2,060,000	51,154	2.5%	n/a	2020
		St. George Campus 2019	1,011,709	4,554,657,835	718,038,242	15.8%		
		St. George Campus 2018		4,408,358,793	687,975,481	15.6%		
		St. George Campus 2017		4,242,651,026	621,630,503	14.6%		
		St. George Campus 2016		4,107,091,889	616,617,303	15.0%		
		St. George Campus 2015		4,067,840,999	584,518,831	14.4%		

Appendix B: Facility Condition Index by Asset

St. George Buildings Not Yet Audited (Data excluded from FCI calculation above)

Building No.	BUILDING NAME	BUILDING USE	GSM	REPLACEMENT VALUE	DEFERRED MAINTENANCE	FCI	RECENT AUDIT DATE	PROJECTED AUDIT DATE
018	Central Steam Plant	Central Plant	3,264	n/a	n/a	n/a	n/a	2020
041	Varsity Pavilion	Athletic Facility	1,255	n/a	n/a	n/a	n/a	2020
087	CEIE (new construction)	Academic / Admin	20,180	124,584,535	n/a	n/a	n/a	2022
092	167 College St.	Academic / Admin	1,445	4,613,587	n/a	n/a	n/a	2020
122	Northwest Chiller Plant	Central Plant	1,316	n/a	n/a	n/a	n/a	2020
171	455 Spadina Ave	Academic / Admin	582	1,843,531	n/a	n/a	n/a	2020
179	229 College St	Academic / Admin	816	n/a	n/a	n/a	n/a	2020
189	720 Spadina Ave	Academic / Admin	568	n/a	n/a	n/a	n/a	2020
192	Stewart Building	Academic / Admin	4503	n/a	n/a	n/a	n/a	2020

St. George Residences and Ancillaries (Data excluded from FCI calculation above)

Building No.	BUILDING NAME	BUILDING USE	GSM	REPLACEMENT VALUE	DEFERRED MAINTENANCE	FCI	RECENT AUDIT DATE	PROJECTED AUDIT DATE
002	Hart House	Ancillary	19,118	62,096,529	8,674,576	14.0%	2015	-
013	Whitney Hall	Residence	9,077	18,770,301	8,913,941	47.5%	2006	-
018	Central Steam Plant	Central Plant	3,264	n/a	n/a	n/a	n/a	-
029	Sir Daniel Wilson Residence	Residence	8,086	18,970,932	10,081,045	53.1%	2006	-
034	Massey College	Academic	7,456	15,496,120	5,451,980	35.2%	2019	2024
055	Highland Avenue-93	Residence	1,777	3,660,377	3,121,464	85.3%	2005	-
064	New Graduate Residence	Residence	23,277	50,777,510	9,534,192	18.8%	2017	-
075	Faculty Club	Ancillary	1,605	5,175,407	1,594,889	30.8%	2003	-
122	Northwest Chiller Plant	Central Plant	1,316	n/a	n/a	n/a	n/a	2020
101	Morrison Hall	Residence	9,370	n/a	n/a	n/a	n/a	-
130	Woodsworth College Residence	Residence	17,056	35,495,679	4,146,202	11.7%	2008	-
131	New College 3	Residence	11,252	11,666,659	n/a	n/a	n/a	-
133	Innis College Student Residence	Residence	11,927	24,802,707	413,388	1.7%	2017	-
158	Chestnut Residence	Residence	61,150	136,610,249	55,801,698	40.8%	2013	-
478	Christie House	Residence	3,030	4,952,903	1,709,435	34.5%	2007	-
790	30 Charles Street West	Residence	20,903	43,443,186	17,786,499	40.9%	2011	-
791	35 Charles Street West	Residence	18,580	38,615,241	15,295,493	39.6%	2011	-

Appendix B: Facility Condition Index by Asset

UTM

Building No.	BUILDING NAME	BUILDING USE	GSM	REPLACEMENT VALUE	DEFERRED MAINTENANCE	FCI	RECENT AUDIT DATE	PROJECTED AUDIT DATE
311	North Building	Academic / Admin	9,459	30,980,921	10,509,794	33.9%	2018	2023
313	William G. Davis Building	Acad & Research	52,478	171,718,337	15,157,062	8.8%	2018	2023
314	Kaneff Ctr for Mgmt & Social Science	Acad & Research	3,376	12,968,909	1,155,657	8.9%	2018	2023
316	Erindale Studio Theatre	Academic	590	3,247,693	751,122	23.1%	2013	2019
317	Paleomagnetism Lab	Acad & Research	209	1,363,249	138,061	10.1%	2013	2019
322	Geomorphology Building	Acad & Research	60	391,363	168,226	43.0%	2013	2019
328	Student Centre	Administration	2,991	11,604,757	1,982,707	17.1%	2018	2023
329	CCIT	Academic	11,414	55,858,083	3,457,149	6.2%	2018	2023
330	Alumni House (Springbank Centre)	Administration	543	1,778,480	483,476	27.2%	2013	2019
331	Hazel McCallion Academic Learning Centre	Library	9,173	25,245,610	2,223,814	8.8%	2013	2019
332	Recreation, Athletics and Wellness Centre	Athletic Facility	7,600	19,662,880	422,088	2.1%	2013	2019
335	Academic Annex	Academic	793	2,521,633	268,351	10.6%	2013	2019
334	Instructional Centre	Academic	13,704	65,958,264	9,983	0.0%	2018	2023
333	Terrance Donnelly Health Sciences Complex	Academic	6,042	38,262,663	2,117,553	5.5%	2013	2019
340	Deerfield Hall	Academic	9,410	45,290,956	-	0.0%	2014	2019
		UTM 2019	127,842	486,853,798	38,845,042	8.0%		
		UTM 2018		650,886,163	72,032,609	11.1%		
		UTM 2017		570,341,528	38,106,914	6.7%		
		UTM 2016		551,588,013	43,327,320	7.9%		
		UTM 2015		540,772,675	35,021,284	6.5%		

Appendix B: Facility Condition Index by Asset

UTSC

Building No.	BUILDING NAME	BUILDING USE	GSM	REPLACEMENT VALUE	DEFERRED MAINTENANCE	FCI	RECENT AUDIT DATE	PROJECTED AUDIT DATE
201	Academic Resource Centre	Library	9,280	25,540,091	902,585	3.5%	2018	2023
203	Student Centre	Academic / Admin	4,804	15,734,469	1,002,560	6.4%	2018	2023
204	Arts and Administration Building	Academic / Admin	5,840	19,127,664	734,065	3.8%	2011	2019
205	Science Research Building	Acad & Research	6,161	40,186,503	2,168,728	5.4%	2011	2019
207	Environmental Science & Chemistry	Acad & Research	11,943	73,216,108	n/a	n/a	2018	2023
200B	Bladen Wing	Academic / Admin	8,654	56,447,653	20,667,880	36.6%	2011	2019
200H	Humanities Wing	Academic / Admin	9,217	60,119,947	20,486,200	34.1%	2011	2019
200M	Social Sciences Building	Academic / Admin	5,037	15,113,866	1,022,746	6.8%	2011	2019
200R	Highland Hall	Athletic Facility	8,084	20,913,939	8,694,756	41.6%	2011	2019
200S	Science Wing	Academic / Admin	31,225	198,990,888	66,663,473	33.5%	n/a	2023
		UTSC 2019	100,245	525,391,129	122,342,993	23.3%		
		UTSC 2018		420,707,960	70,147,670	16.7%		
		UTSC 2017		498,197,934	54,563,185	11.0%		
		UTSC 2016		481,816,787	57,372,639	11.9%		
		UTSC 2015		402,948,979	54,444,120	13.5%		

Tri-Campus Summary

Campus	GSM	REPLACEMENT VALUE	DEFERRED MAINTENANCE	FCI
St. George	1,011,709	4,554,657,835	718,038,242	15.8%
UTM	127,842	486,853,798	38,845,042	8.0%
UTSC	100,245	525,391,129	122,342,993	23.3%
Tri-Campus Total	1,239,796	5,566,902,762	879,226,277	15.8%



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