

**Report to the Business Board
Deferred Maintenance
December 2010**



January 14, 2011

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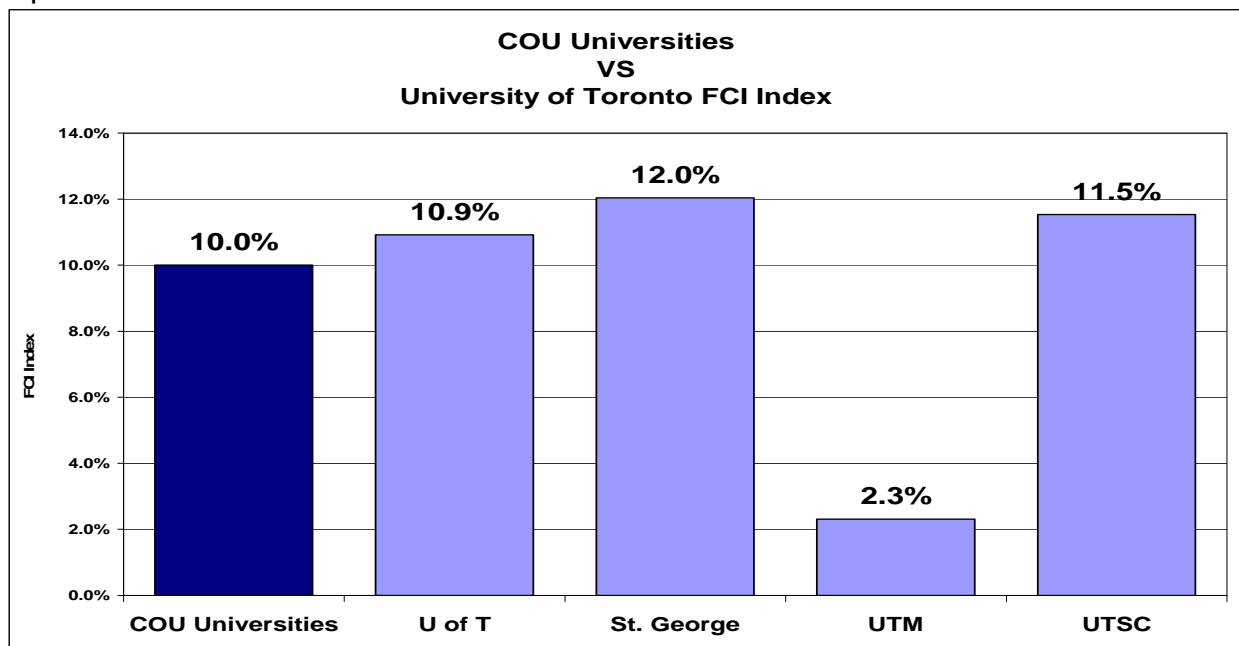
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Introduction - Facilities Condition Assessment Program (FCAP)

All Ontario Universities have now been participating in the Facilities Condition Assessment Program (FCAP) for a decade. The program provides a consistent approach to capture, quantify, prioritize and report on deferred maintenance liabilities. The program includes only academic and administrative buildings. Each asset is audited and assigned a numeric score reflecting the building's condition, called a facility condition index or FCI. 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. Through the Council of Ontario Universities, we continue to provide an annual report on deferred maintenance across the sector to the Ministry of Training, Colleges and Universities. We are now at the point where we are starting to re-audit buildings which were originally audited at the beginning of the program.

Academic and Administrative Buildings - University of Toronto

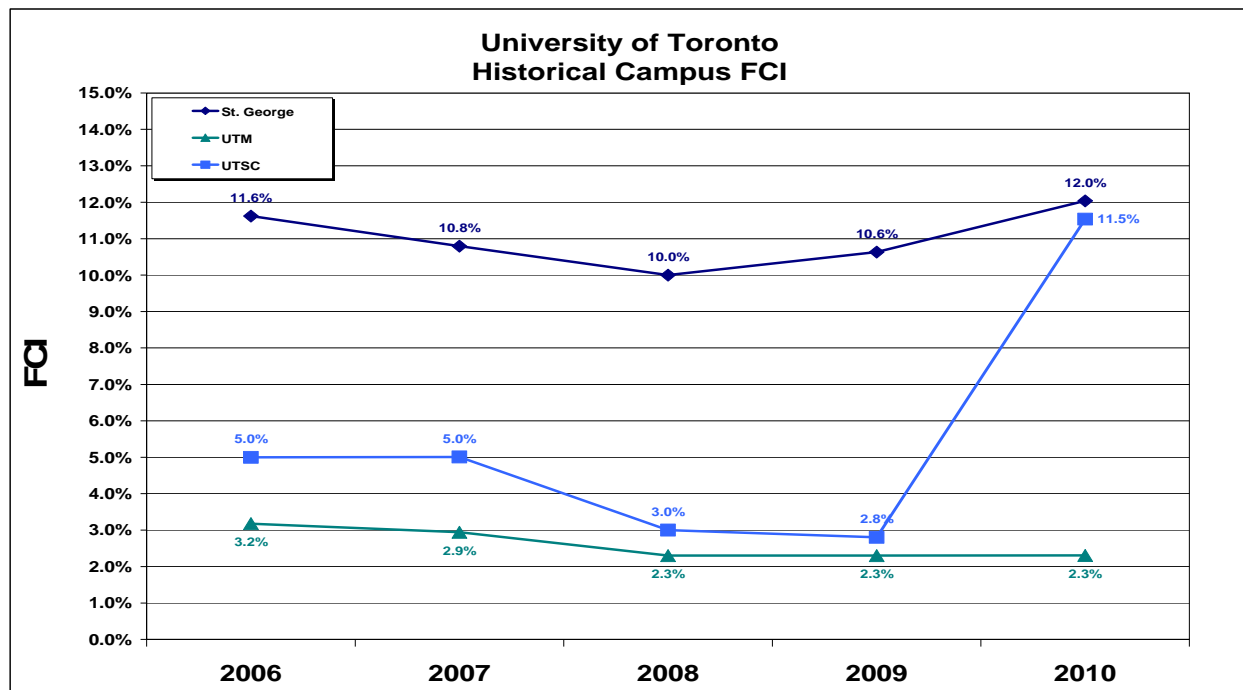
The current combined estimated replacement value of all academic and administrative buildings at the University of Toronto is \$3.1B. The total deferred maintenance liability across all three campuses has increased to an estimated \$338M, up by \$68M from the previous year. The significant increase is the result of the re-auditing program which has taken place at both UTSC and St. George. As mentioned in last year's report, our first round of facility condition audits were not completed to the level of detail of later building audits. As a result, the re-audited buildings show significantly more deferred maintenance items compared to the original audits. The University's combined facility condition index (FCI) is now 10.9%, up by almost 2%. Taken together, our combined FCI is now above 10, the threshold for portfolios in "poor" condition and above the average for Ontario Universities. UTSC has shown a tremendous change in both total deferred maintenance and FCI as the portfolio of nine buildings were all re-audited in 2010. UTM, which intends to re-audit when funds become available, has not materially changed from previous reports.



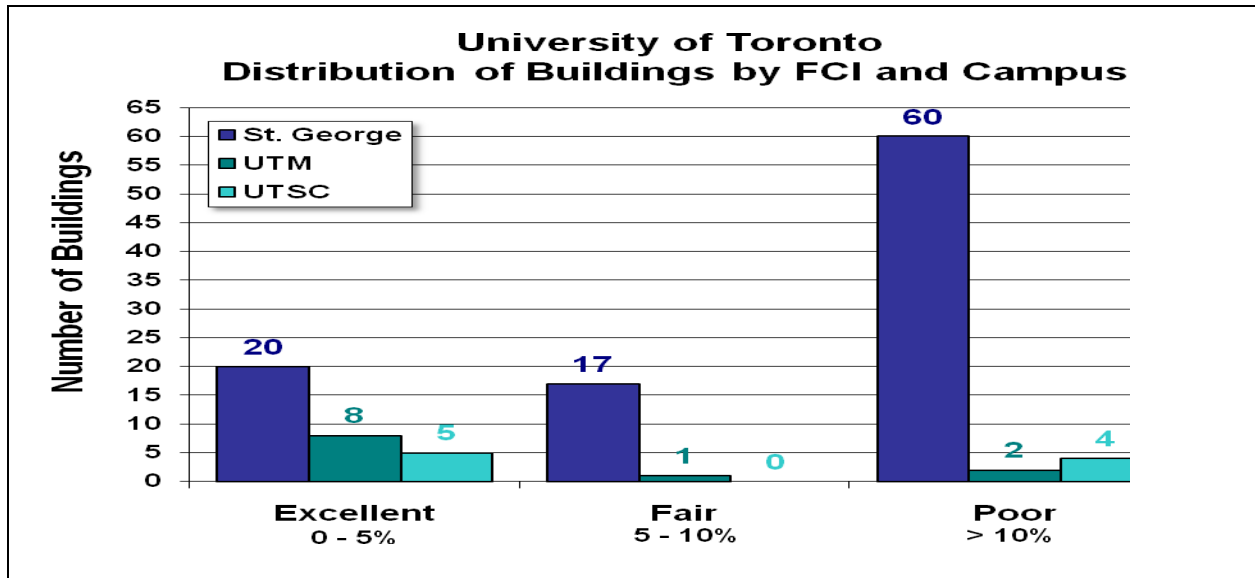
It is important to note that the total deferred maintenance figures in this report are conservative for a number of reasons:

1. The VFA audits include a review of the existing building systems and not the systems that should be in the building. Capital renewal items, which address requirements to meet current fire codes, accessibility standards, or the cost to modernize the buildings to present day heating, ventilation or air conditioning standards are not included. These upgrades are defined by the COU as “adaptive renewal” and are excluded from the database.
2. The current VFA analysis does not include all construction related costs and cannot be used in isolation for budgeting purposes. For example, soft costs such as consulting fees and permit costs, which can add 15% to 30% to the overall cost of a project, are not included in the database figures. Secondary effects needed to complete some of the repairs, such as asbestos removal, are also not included in the database figures.
3. The VFA database relates only to academic and administrative buildings. Deferred maintenance items related to Ancillary buildings and the district energy systems are not included.

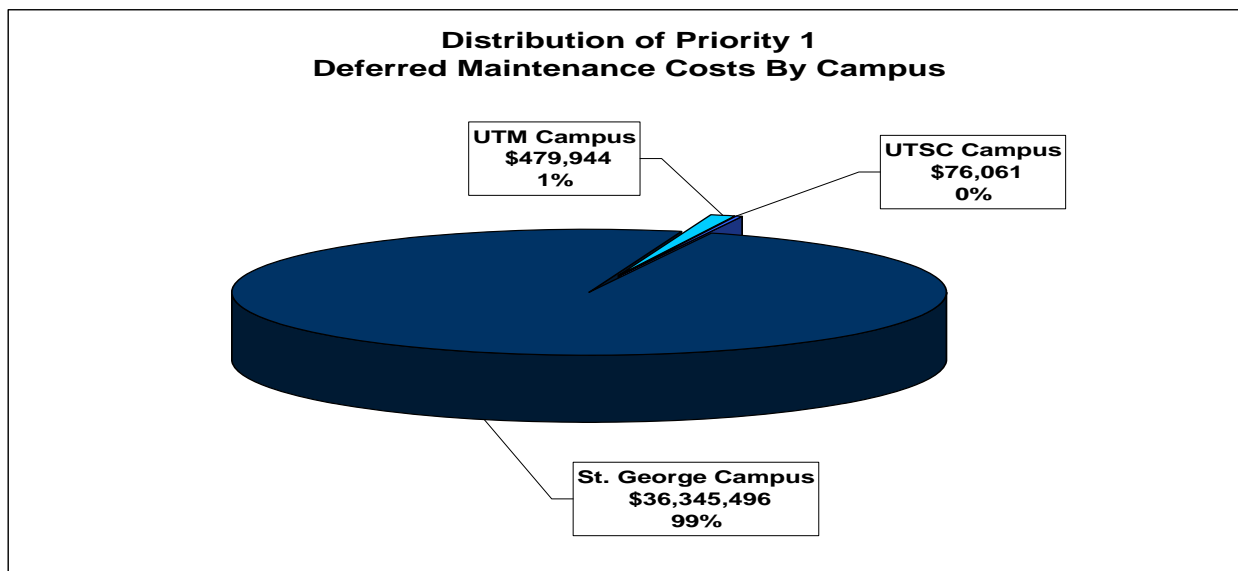
When we look at the trend of FCI's over the past 5 years, we can see the effect of the re-audits on the portfolio. UTM figures have not materially changed as they have not re-audited their buildings. St. George's FCI has trended upwards with the advent of the re-auditing of several buildings and UTSC has seen a spike in their FCI as all of their buildings were re-audited in 2010. While these figures look daunting, we need to look deeper into the data to review not only the volume of deficiencies but also the priority of these liabilities.



The graph below illustrates the number of buildings in the broad categories of “poor”, “fair”, and “excellent” condition for each campus. We can see UTSC with a number of older buildings and a number of very new buildings that had stratified their portfolio into either “excellent” or “poor”. St. George still has the lion’s share of buildings in the “poor” category with the remaining third in the “excellent” or “fair” category and UTM has not moved from previous years with the majority of buildings classified as “excellent”.



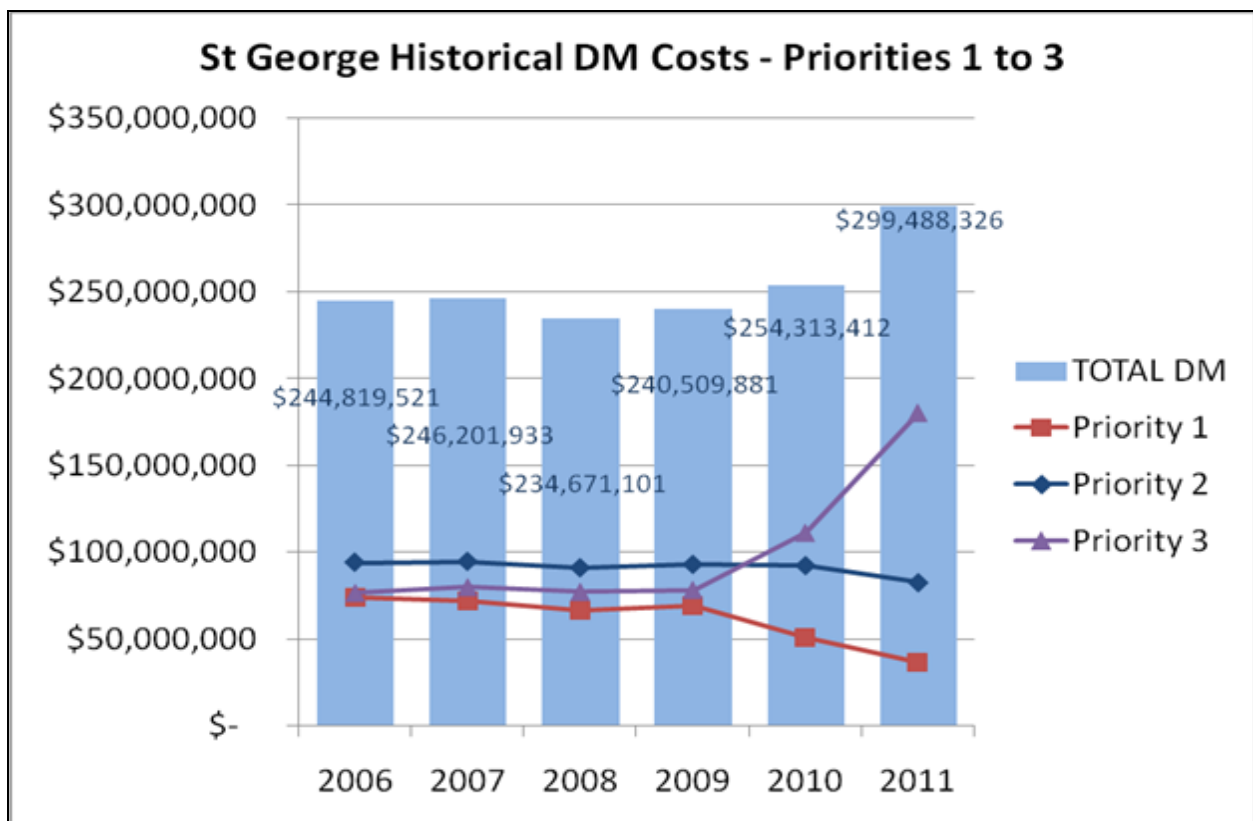
The Facilities Assessment Program not only identifies deficiencies but also classifies all deferred maintenance items into priorities ranging from 1 to 5. Priority one items should be corrected within the next year. Priority two items should be addressed in 1-3 years and priority three items should be addressed in the next 3 to 5 years. The graph below identifies the University’s priority 1 items and illustrates that the vast majority of critical repair items (99%) have been identified at the St. George campus. While UTSC has identified many new deferred maintenance items with their re-audits, the campus has very few priority one repairs identified.



St. George Campus

There are 103 academic and administrative buildings at the St. George campus, (97 have been audited) with a total gross area of 972K gross square meters and a total replacement value estimated at \$2.5B. The campus FCI is now 12% up from 10.6% in 2010. The total estimated deferred maintenance backlog is now \$299M, up from the \$254M noted in last year's report. As noted previously, the change in overall deferred maintenance liability and FCI is attributable to the re-audit of a number of buildings which identified significantly more deficiencies than the group of original audits. The re-audit process will be completed in 2013. We anticipate the trend of increased deferred maintenance items to continue as buildings are re-audited, not only because the new audits are more comprehensive but also because the building components are many years older.

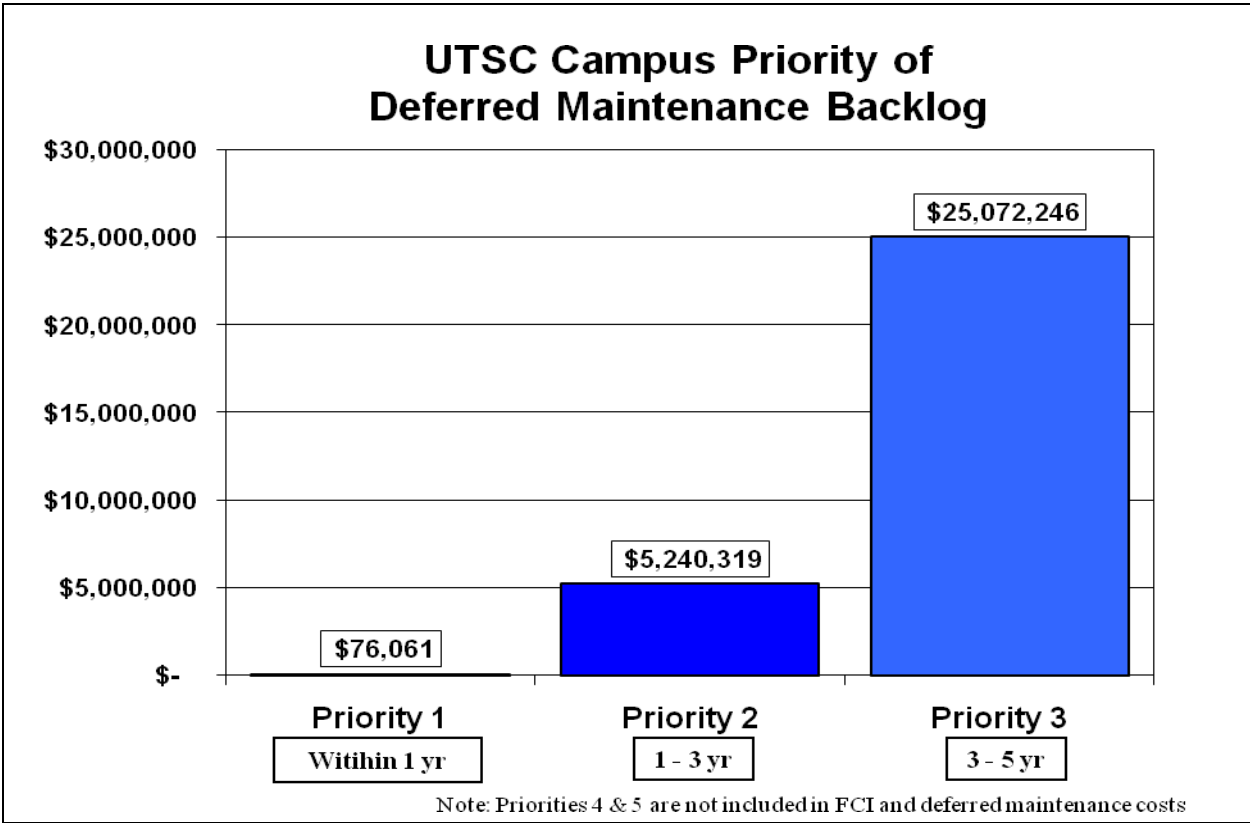
Below is a chart trending both the total deferred maintenance liabilities at St. George and the priority level. While the overall liability continues to grow, we can observe a very positive trend of priority one and two deficiencies going down over time. The reduction in these higher priority deficiencies has been the direct result of: focusing the internal annual budget for deferred maintenance on priority one and two repairs, the one-time-only government money provided to Facilities and Services being directed to the highest priority deficiencies, and numerous capital projects over the years which have renewed buildings through major capital projects effectively eliminating deferred maintenance in those buildings.



University of Toronto at Scarborough (UTSC)

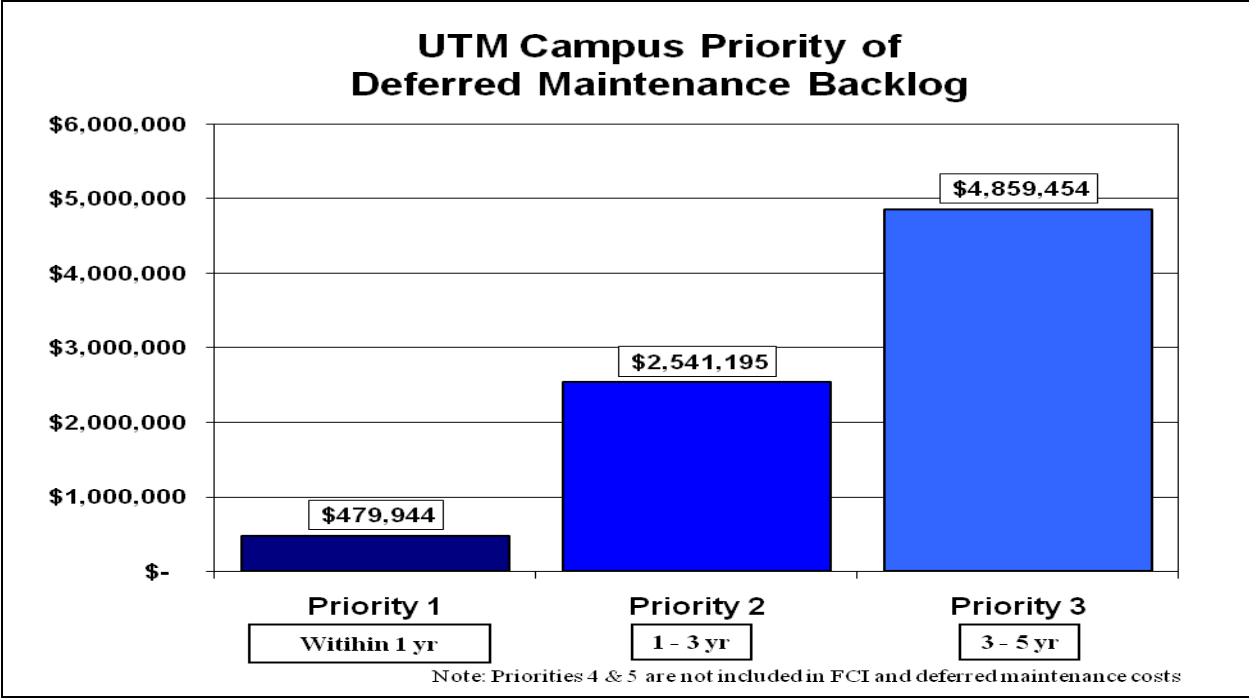
There are 9 administrative and academic buildings at the UTSC campus with a total gross area of 88,302 square meters. The total replacement value of these buildings is estimated at \$263M. The total deferred maintenance liability stands at \$30.4M, up significantly from the previous year. The increase is a result of all 9 buildings being re-audited in 2010. The new audits are more comprehensive and the buildings are older resulting in the increased liability. The campus FCI is now 11.5%.

As can be seen in the chart below, the majority of the deferred maintenance items at the Scarborough campus are priority three.



University of Toronto at Mississauga (UTM)

The survey data for UTM includes 11 buildings with a gross area of 96,821 square meters, unchanged from the previous report. Total replacement value of the buildings was estimated at \$342M, with a deferred maintenance backlog of \$7.9M which is relatively unchanged from the previous report. The campus FCI is unchanged from last year at 2.3%.



Managing Deferred Maintenance – Funding

Provincial Facilities Renewal Program (FRP) funding was reduced in 2010 from \$5M to \$3.2M for the University of Toronto. Internal funding of \$10.8M, an increase of \$750k, was provided to address deferred maintenance items at the St. George campus.

Beyond direct funding, deferred maintenance has been addressed indirectly through the demolition of the CIUT building on St. George St. and other capital projects which are renewing older buildings. Going forward, to maintain our current institutional FCI, we will require just over \$15.7M per year in funding.

Deferred Maintenance – Setting Priorities

The way in which we set priorities for deferred maintenance remains as it has been in previous years. We set our priorities based on four basic criteria:

1. Legislation, regulations, or enforcement agency orders requiring the work to be undertaken
2. Risk of failure based on VFA assessment priorities
3. Work that can be coordinated with major renovations to buildings
4. Projects that support academic priorities

Conclusion

While we have seen a sharp increase in the total volume of deferred maintenance items through the re-audit program, we have also seen a decrease in the severity of these deficiencies. Priority one deficiencies have trended down over the years as we address the most critical items within the portfolio. The significant funding we are receiving internally has effectively supported the management of this issue. This liability, however, will be with us for a very long time into the future. With stable and significant funding, we will be able to maintain the current condition of the buildings and minimize, although not eliminate, the chance of an unforeseen problem having major consequences to the University's mission and operating budget.

Appendix A: University of Toronto Facility Condition Index - December 2010

St. George Campus

BUILDING NAME	BUILDING USE	GSM	REPLACEMENT VALUE	DEFERRED MAINTENANCE COST	FCI	AUDIT DATE	Projected Re-Audit Date
001 - University College	Academic / Admin	16,888	48,492,022	4,946,918	10.2%	2005-06	2013
003 - Sigmund Samuel Library Building	Library	20,747	29,495,026	9,155,984	31.0%	2001	2011
004 - McMurrich Building	Administration	5,357	10,758,744	1,083,703	10.1%	2002-03	2012
005 - Medical Sciences Building	Acad & Research	72,424	245,720,309	51,270,969	20.9%	2009-10	2017
006 - John P. Robarts Library Building (RL)	Library	80,882	136,200,435	5,480,105	4.0%	2010-11	2017
006A - Claude T. Bissell Building	Library	9,298	16,962,434	936,932	5.5%	2010-11	2017
006B - Thomas Fisher Rare Book Library B	Library	6,383	10,680,929	701,252	6.6%	2010-11	2017
007 - Lassonde Mining Building	Acad & Research	11,064	20,204,081	3,881,528	19.2%	2002-03	2011
008 - Wallberg Building	Acad & Research	17,201	67,473,806	3,642,893	5.4%	2001	2011
008A - D.L. Pratt Building	Acad & Research	6,833	32,144,069	1,371,904	4.3%	2001	2011
009 - Sanford Fleming Building (SF)	Acad & Research	21,833	87,137,031	13,894,360	15.9%	2010-11	2017
010 - Simcoe Hall	Administration	5,880	11,747,872	1,449,598	12.3%	2002-03	2012
010A - Convocation Hall	Academic	4,348	14,529,842	2,936,417	20.2%	2002-03	2012
011 - Tanz Neuroscience Building	Acad & Research	4,467	21,408,993	1,683,382	7.9%	2003-04	2012
014 - Bloor Street West-371	Administration	16,982	32,868,261	3,544,441	10.8%	2002-03	2012
016 - Banting Institute	Acad & Research	9,416	37,216,336	7,714,293	20.7%	2002-03	2012
019 - Kings College Circle-21	Administration	2,329	4,641,837	689,932	14.9%	2002-03	2011
020 - Rosebrugh Building	Academic	5,628	10,261,026	2,169,897	21.1%	2002-03	2012
021 - Engineering Annex	Acad & Research	1,941	7,688,282	1,186,895	15.4%	2001	2011
022 - Mechanical Engineering Building	Acad & Research	9,723	38,356,457	3,740,409	9.8%	2002-03	2011
023 - University College Union	Other	2,090	4,141,147	760,291	18.4%	2003-04	2012
024 - Haultain Building	Administration	3,466	5,926,465	981,443	16.6%	2001	2011
025 - FitzGerald Building	Acad & Research	9,392	37,187,436	2,317,512	6.2%	2003-04	2011
026 - Cumberland House	Administration	1,581	2,867,634	286,261	10.0%	2003-04	2012
027 - Physical Geography Building	Academic	1,952	3,549,790	868,743	24.5%	2005-06	2013
028 - John H Daniels Faculty of Architecture, Landscape & Design	Academic	6,530	11,733,349	2,261,231	19.3%	2003-04	2012
030A - Varsity Arena	Athletic Facility	6,377	10,242,718	2,210,401	21.6%	2005-06	2013
032 - Wetmore Hall - New College	Residence	12,989	16,325,611	3,671,620	22.5%	2005-06	2013
032A - Wilson Hall - New College	Academic	18,350	23,278,828	1,932,198	8.3%	2005-06	2013
033 - Sidney Smith Hall (SS)	Academic / Admin	29,561	56,312,999	25,803,929	45.8%	2010-11	2017
034 - Massey College	Academic	7,456	21,398,422	2,695,555	12.6%	2002-03	2012
036 - Astronomy	Academic	3,119	12,382,322	1,458,708	11.8%	2005-06	2011
038 - Woodsworth College	Academic	5,432	15,418,704	305,661	2.0%	2002-03	2012
039 - St. George Street-49	Academic	787	1,431,537	497,581	34.8%	2003-04	2012
040 - Flavelle House	Academic	11,797	20,896,813	1,560,883	7.5%	2003-04	2012
043 - School of Graduate Studies	Academic	1,139	2,065,041	415,484	20.1%	2005-06	2013
047 - Canadiana Gallery	Academic	3,070	4,786,374	-	0.0%	2003-04	2012
049 - Aerospace	Acad & Research	5,962	32,068,582	960,324	3.0%	2009-10	2017
050 - Falconer Hall	Administration	2,453	4,849,900	1,648,749	34.0%	2003-04	2012
051 - Edward Johnson Building	Academic	14,881	26,878,955	2,799,514	10.4%	2001	2011
052 - Best Institute	Acad & Research	6,927	27,329,549	3,406,638	12.5%	2002-03	2012
053 - Dr. Eric Jackman Institute of Child Study	Academic	2,489	4,500,908	1,291,559	28.7%	2003-04	2012
054 - Spadina Crescent-1	Administration	8,647	17,121,665	5,411,843	31.6%	2002-03	2012

St. George Campus cont.

BUILDING NAME	BUILDING USE	GSM	REPLACEMENT VALUE	DEFERRED MAINTENANCE COST	FCI	AUDIT DATE	Projected Re-Audit Date
056 - Graduate Students Union	Administration	920	1,831,775	261,179	14.3%	2003-04	2012
057 - Bancroft Building	Administration	3,728	6,821,457	354,901	5.2%	2003-04	2012
061 - Borden Building South	Administration	2,406	4,425,543	1,307,885	29.6%	2003-04	2012
061A - Borden Building North	Administration	3,557	6,221,547	2,269,384	36.5%	2003-04	2012
062 - Earth Sciences Centre (ES)	Acad & Research	32,115	128,173,213	1,158,081	0.9%	2010-11	2017
065 - Dentistry Building	Acad & Research	23,898	94,001,110	6,280,032	6.7%	2001	2011
067 - Huron Street-215	Administration	11,505	22,882,241	4,193,067	18.3%	2003-04	2012
068 - Clara Benson Building	Athletic Facility	9,988	15,567,896	4,413,212	28.3%	2001	2011
068A - Warren Stevens Building	Athletic Facility	20,018	30,386,169	2,553,678	8.4%	2001	2011
070 - Galbraith Building (GB)	Academic	19,661	36,028,556	18,020,475	50.0%	2010-11	2017
071 - College Street-92	Administration	592	1,176,588	493,778	42.0%	2003-04	2012
072 - Ramsay Wright Laboratories (RW)	Acad & Research	25,428	91,982,190	25,025,642	27.2%	2010-11	2017
073 - Lash Miller Chemical Lab	Acad & Research	27,195	84,827,346	6,690,659	7.9%	2001	2011
077 - Sussex Court	Academic	3,293	5,990,889	816,692	13.6%	2005-06	2013
078 - McLennan Physical Laboratories	Acad & Research	31,826	124,548,505	10,923,180	8.8%	2001	2011
079 - Anthropology Building	Acad & Research	6,156	24,568,875	1,773,758	7.2%	2002-03	2012
080 - Bahen Information Technology Centre	Acad & Research	49,752	114,830,140	268,964	0.2%	2005-06	2013
082 - Gage Building	Academic	1,353	3,887,764	877,474	22.6%	2003-04	2012
083 - McCaul Street-254/256	Academic	4,398	7,992,410	232,239	2.9%	2003-04	2012
088 - St. George Street-123	Administration	790	1,570,022	376,348	24.0%	2003-04	2012
089 - The Munk School of Global Affairs	Administration	1,802	3,575,258	603,965	16.9%	2003-04	2012
090 - College Street-88	Academic	1,734	3,151,510	638,022	20.2%	2003-04	2012
091 - Studio Theatre	Academic	442	1,470,127	379,169	25.8%	2003-04	2012
093 - Electrometallurgy Lab	Acad & Research	176	695,832	147,957	21.3%	2005-06	2013
097 - 39 & 39A Queens Park	Academic	799	1,449,833	721,081	49.7%	2005-06	2013
097A - Queens Park Cres. E. - 39 (Rear)	Administration	165	326,931	105,357	32.2%	2005-06	2013
98B - Fontbonne Building	Academic	4,152	2,753,973	492,105	17.9%	2007-08	2014
98C - Mary Hall	Academic	2,318	3,030,477	405,454	13.4%	2007-08	2014
102 - Soldiers Tower	Other	300	866,289	120,094	13.9%	2005-06	2013
103 - School of Continuing Studies	Academic	1,679	3,131,960	9,684	0.3%	2005-06	2013
104 - Economics Department	Academic	4,205	4,366,275	-	0.0%	2003-04	2011
105 - Fields Inst for Research in Math	Academic	3,239	5,905,993	128,455	2.2%	2005-06	2013
110 - St. George Street-121	Administration	1,244	2,468,021	704,282	28.5%	2003-04	2012
111 - Bloor Street West-246	Academic	6,698	12,164,841	799,444	6.6%	2005-06	2013
117 - W.B. MacMurray Field House	Athletic Facility	368	1,055,406	226,368	21.4%	2005-06	2013
120 - Louis B. Stewart Observatory (SAC)	Academic	537	982,297	209,867	21.4%	2005-06	2013
123 - Ont. Inst. for Studies in Education	Academic	38,156	76,112,444	3,619,655	4.8%	2002-03	2012
125 - Spadina Avenue-703	Administration	603	1,391,903	399,005	28.7%	2005-06	2013
132 - Innis College	Academic	3,486	6,143,135	124,481	2.0%	2003-04	2012
134 - Joseph L. Rotman School of Management	Academic	10,797	18,244,252	296,148	1.6%	2005-06	2013
138 - Huron Street-370	Academic	432	804,333	285,717	35.5%	2003-04	2012
142 - Spadina Ave-713	Administration	311	615,625	316,530	51.4%	2003-04	2012
143 - Koffler Student Services Centre	Academic	11,417	33,027,246	1,394,065	4.2%	2003-04	2012
145 - Koffler House	Academic	1,970	3,888,330	170,340	4.4%	2005-06	2013

St. George Campus cont.

BUILDING NAME	BUILDING USE	GSM	REPLACEMENT VALUE	DEFERRED MAINTENANCE COST	FCI	AUDIT DATE	Projected Re-Audit Date
146 - Sussex Avenue-40	Administration	375	745,365	184,977	24.8%	2003-04	2012
151 - Spadina Avenue-655	Residential	1,015	2,023,413	41,018	2.0%	2003-04	2012
152 - Rehabilitation Sciences Building (RU)	Acad & Research	11,898	47,609,474	5,248,125	11.0%	2010-11	2017
153 - Spadina Road-56	Administration	682	1,794,548	213,938	11.9%	2003-04	2012
154 - Health Science Building	Academic / Admin	17,843	28,515,090	7,336,212	25.7%	2003-04	2011
155 - 255/257 McCaul Street	Academic / Admin	8,689	13,157,375	-	0.0%	2003-04	2011
156 - Old Administration Building	Academic / Admin	3,093	6,139,605	509,584	8.3%	2003-04	2011
160 - CCBR	Acad & Research	21,314	82,311,828	-	0.0%	n/a	2011
161 - Leslie Dan Pharmacy	Acad & Research	16,837	62,364,460	-	0.0%	n/a	2011
433 - 43 Queen's Park Crescent E	Administration	881	1,116,121	338,662	30.3%	2006-07	2013
St. George December 2010		954,307	2,487,796,350	299,488,326	12.0%		
	St. George December 2009		2,391,705,682	254,313,412	10.6%		
	St. George December 2008		2,419,104,180	240,842,865	10.0%		
	St. George December 2007		2,355,189,854	254,272,048	10.8%		
	St. George November 2006		2,299,429,210	267,243,858	11.6%		
	St. George December 2005		2,089,395,371	264,131,162	12.6%		
	St. George January 2005		1,980,206,646	247,488,670	12.5%		
	St. George January 2003		2,013,741,422	273,165,188	13.6%		

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

127 - 172 St. George Admissions Office	Administration	1,823	3,263,614	n/a	n/a	n/a	2011
128 - Jackman Humanities	Administration	11,821	14,783,579	n/a	n/a	n/a	2011
171 - 455 Spadina	Administration	577	1,519,619	n/a	n/a	n/a	2011
172 - Macdonald-Mowat House	Administration	1,514	3,983,554	n/a	n/a	n/a	2013
85 - 245 College St.	Administration	700	1,253,378	n/a	n/a	n/a	2013
xxx - MSTC (Aerospace)	Acad & Research	1,270	4,904,490	n/a	n/a	n/a	New
St. George December 2010 Incl. Non-Audited Bldgs		972,012	2,517,504,584	n/a	n/a	n/a	

UTM Campus

BUILDING NAME	BUILDING USE	GSM	REPLACEMENT VALUE	DEFERRED MAINTENANCE COST	FCI	AUDIT DATE	
311 - North Building	Acad & Research	9,459	37,489,611	1,742,680	4.6%	2005-06	
313 - South Building	Academic / Admin	52,478	207,013,115	5,669,495	2.7%	2005-06	
314 - Kaneff Ctr for Mgmt & Social Science	Acad & Research	3,376	13,390,060	37,063	0.3%	2005-06	
316 - Drama Workshop	Academic	418	1,399,911	54,245	3.9%	2005-06	
317 - Rock Magnetism Laboratory	Acad & Research	209	829,812	45,990	5.5%	2005-06	
322 - Geomorphology Building	Acad & Research	60	238,594	71,464	30.0%	2005-06	
328 - Student Centre	Administration	2,991	8,615,187	35,163	0.4%	2005-06	
329 - CCIT	Academic	11,414	45,554,073	-	0.0%	2005-06	
330 - Springbank Centre	Administration	543	1,078,854	224,495	20.8%	2005-06	
331 - Academic Learning Centre	Library	9,173	15,446,782	-	0.0%	2005-06	
332 - Recreation, Athletics and Wellness Centre	Athletic Facility	6,700	10,606,033	-	0.0%	2005-06	
UTM December 2010		96,821	341,662,032	7,880,594	2.3%		
	UTM December 2009		337,277,095	7,766,640	2.3%		
	UTM December 2008		335,931,231	7,728,201	2.3%		
	UTM December 2007		324,764,409	9,549,644	2.9%		
	UTM November 2006		288,384,319	9,165,351	3.2%		
	UTM January 2005		311,268,924	11,387,392	3.7%		
	UTM January 2003		251,473,702	21,436,566	8.5%		

UTSC Campus

BUILDING NAME	BUILDING USE	GSM	REPLACEMENT VALUE	DEFERRED MAINTENANCE COST	FCI	AUDIT DATE	
201 - Academic Resource Centre	Library	9,280	15,626,963	21,955	0.1%	2010-11	
203 - Student Centre	Academic / Admin	4,804	9,626,976	346,786	3.6%	2010-11	
204 - Arts and Administration Building	Academic / Admin	5,840	11,703,068	67,139	0.6%	2010-11	
205 - Science Research Building	Acad & Research	6,161	24,588,982	14,476	0.1%	2010-11	
200B - Bladen Wing	Academic / Admin	8,654	34,538,720	5,306,558	15.4%	2010-11	
200H - Humanities Wing	Academic / Admin	9,217	36,785,692	6,115,682	16.6%	2010-11	
200M - Management Building	Academic / Admin	5,037	9,247,176	374,744	4.1%	2010-11	
200R - Recreation Wing	Athletic Facility	8,084	12,796,083	1,621,335	12.7%	2010-11	
200S - Science Wing	Academic / Admin	31,225	108,514,912	16,519,951	15.2%	2010-11	
UTSC December 2010		88,302	263,428,572	30,388,626	11.5%		
	UTSC December 2009		268,579,488	7,524,239	2.8%		
	UTSC December 2008		288,595,356	8,708,836	3.0%		
	UTSC December 2007		245,475,318	2,297,061	5.0%		
	UTSC November 2006		251,029,150	2,544,006	5.0%		
	UTSC January 2005		240,449,223	1,318,594	4.7%		
	UTSC January 2003		96,800,114	3,409,795	13.9%		

Total U of T Summary - Audited Buildings Only

	GSM	REPLACEMENT VALUE	DEFERRED MAINTENANCE COST	Dec 2010 FCI	Dec 2009 FCI
St. George December 2010	954,307	2,487,796,350	299,488,326	12.0%	10.6%
UTM December 2010	96,821	341,662,032	7,880,594	2.3%	2.3%
UTSC December 2010	88,302	263,428,572	30,388,626	11.5%	2.8%
TOTAL U OF T SUMMARY	1,139,430	3,092,886,955	337,757,546	10.9%	9.0%

Total U of T Summary - Including Non-Audited Buildings

	GSM	REPLACEMENT VALUE	DEFERRED MAINTENANCE COST	Dec 2010 FCI	Dec 2009 FCI
St. George January 2005	972,012	2,517,504,584	299,488,326	11.9%	10.6%
UTM January 2003	96,821	341,662,032	7,880,594	2.3%	2.3%
UTSC January 2003	88,302	263,428,572	30,388,626	11.5%	2.8%
TOTAL U OF T SUMMARY	1,157,135	3,122,595,188	337,757,546	10.8%	9.0%

Appendix B: Major Projects Completed in this Fiscal Year

The following is a summary of some of the major projects undertaken during this fiscal year.

PROJECT CATEGORY	COST TO DATE \$ 000's
Roofing (e.g. Lash Miller, Koffler Student Centre, UC, Falconer, UC Union, Centre for Religion, Aerospace)	4,374
Contributions towards Capital Projects (MSB, Munk Centre, Mining, OISE)	1,790
Building Exterior Envelope (e.g. Robarts, UTS)	1,472
Elevators (e.g. MSB, Athletics)	991
Building Interior Fabric & Washrooms	645
Building Mechanical Upgrades	546
Irrigation & Road Repairs	525
Fire Systems & Access Control Upgrades	178
TOTAL COST TO DATE	10,521