Report on Deferred Maintenance 2009

Presented to the University of Toronto Business Board
February 8, 2010
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Overview

The Report quantifies the Deferred Maintenance liability for Academic and Administrative buildings on all 3 campuses.

It does not include:

- Ancillary buildings / Day Cares
- District Energy System Equipment & Infrastructure
- Some environmental liabilities
- “Adaptive renewal” of these buildings
Deferred Maintenance is not “Adaptive Renewal”

Example of Adaptive Renewal Items:

- Changes to a building to bring life safety systems up to current code – such as adding a secondary fire exit or installing sprinklers

- Changes to meet ODA guidelines – accessibility changes such as installing a ramp where no ramp exists

- Altering the HVAC system from the original design, such as “lab use” to “office use”

- Adding central air conditioning to a building that does not presently have air conditioning
Facility Condition Index - Benchmarking

COU Universities
VS
University of Toronto FCI Index

July 2009 Data

- COU Universities: 11.0%
- U of T: 9.0%
- St. George: 10.6%
- UTM: 2.3%
- UTSC: 2.8%
Total Deferred Maintenance by Year
Distribution of Priority 1 Repairs

Distribution of Priority 1 Deferred Maintenance Costs By Campus

- **UTM Campus**: $474,185, 1%
- **UTSC Campus**: $384,785, 1%
- **St. George Campus**: $50,710,021, 98%
Managing the Problem of Deferred Maintenance – Setting Priorities

1. Legislation or health and safety priorities

2. Risk of failure based on VFA assessment priorities

3. Projects that support academic priorities

4. Work that can be coordinated with major renovations to buildings
Health and Safety Priority – FitzGerald Building
Concrete Project Above Electrical Sub-Station
VFA Priority - Roof Replacement: Warren Stevens
VFA Priority – Building Integrity: Window Replacement
Prichard House
Academic Priority: Enhancing the Student Experience
Lecture Hall Repairs – Convocation Hall
Academic Priority: Enhancing the Student Experience
Washroom Renovation – Robarts Library
Deferred Maintenance Contribution to Capital Projects

- Robarts Library – 5th Floor Renovation
- Sanford Fleming – Student Cafeteria
- 172 St. George – Fire Proofing Renovation
Conclusion

- We are addressing a wide variety of priorities based on several competing criteria.

- Through significant funding we have been able to keep the overall liability and FCI relatively flat.

- This liability will be with us for decades to come but with sustained significant funding, we are able to manage this issue.