Report on Deferred Maintenance 2011

Presented to the University of Toronto Business Board
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Overview

- The Facility Condition Assessment Program (FCAP) has been running at all Ontario universities for 10 years.

- FCAP identifies, quantifies, and prioritizes Deferred Maintenance liabilities for Academic and Administrative buildings across Ontario Universities.

- Second auditing of our buildings is ongoing – new audits are more comprehensive than our original audits resulting in an overall increase in our total liability.
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

FCI Index

COU Universities 10.0%
St George 14.5%
UTM 2.3%
UTSC 12.0%
Total Deferred Maintenance by Year and Campus

UofT Total Deferred Maintenance Year Over Year

- St. George
- UTM
- UTSC


$450,000,000
$400,000,000
$350,000,000
$300,000,000
$250,000,000
$200,000,000
$150,000,000
$100,000,000
$50,000,000
$-
1. Legislation or health and safety priorities

2. Risk of failure based on VFA assessment priorities and feedback from F&S staff

3. Projects that support academic priorities such as the student experience or sustainability

4. Work that can be coordinated with major renovations to buildings
Physics/McLellan – Exterior Steps & Podium
Health and Safety

Before

After
Roofing - VFA Priority One Repairs
VFA Priority - Roof Replacement: Bissell Library

Before

After
VFA Priority – Roof Replacement: Koffler Student Services Phase II

Before

After
VFA Priority – Building Integrity: Soldiers’ Tower Restoration

Before

After
VFA Priority - University College – Bissell House

Courtyard Waterproofing

Bissell House Photo After Renovations
VFA Priority - Elevator Controls: New College, 215 Huron, Koffler Student Centre

Before

After
Washroom Upgrades – Improving the Student Experience

2003
- Alumni/ House
- Health Sciences
  - Basement
  - Mechanical Office

2005
- Continuing Studies
  - 3rd Floor Men's

2006
- Faculty of Education
- Mechanical Eng
- Woodsworth College
- GSU
  - 3rd Floor Men's
  - Washroom 103
  - Staff Washrooms 206, 208
  - Basement Men's

2007
- Medical Sciences
  - 2nd Floor

2008
- University College
- Sidney Smith
- Woodsworth College
- 215 Huron
- Athletics
- Lash Miller
  - 1st Floor
  - 1st & 2nd Floor
  - Basement & 1st Floor
  - 9th Floor
  - Washroom 147

2009
- Roberts
- Faculty Club
- OISE
  - 1st, 3rd, 5th Floors
  - Main Floor
  - 1st Floor
  - 12th FI Dean's Area

2010
- Sanford Fleming
  - Basement & 1st Floor

2011
- In Progress
- Medical Sciences
- Dean's Area
  - McLeod Auditorium
  - Edward Johnson
  - 2 Basement & 2 1st Floor
  - 8th Floor
Convocation Hall Seating – Improving the Student Experience

Convocation Hall Seating - Repair Plan

July 15 2011

- Proposed Sept 2013
- Proposed Sept 2012
- Proposed Sept 2011
- Phase 3 / Completed
- Phase 2 / Completed
- Phase 1 / Completed

241 SEATS ON FLOOR (ABC)
519 SEATS IN TIERS (DEF)
760 TOTAL

ROPE MOUNT
SECTION BREAK
Aerospace Building – Replaced 4 Water Cooled Units with Air Cooled Units – Sustainability
Mining Building – Working with Capital Projects

Fire Panels/Annunciator Panels
Conclusion

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

- While the overall liability in increasing we are successfully addressing the highest priority repairs.

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