

**Report to the Business Board
Deferred Maintenance
December 2012**



UNIVERSITY OF
TORONTO

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Introduction - Facilities Condition Assessment Program (FCAP)

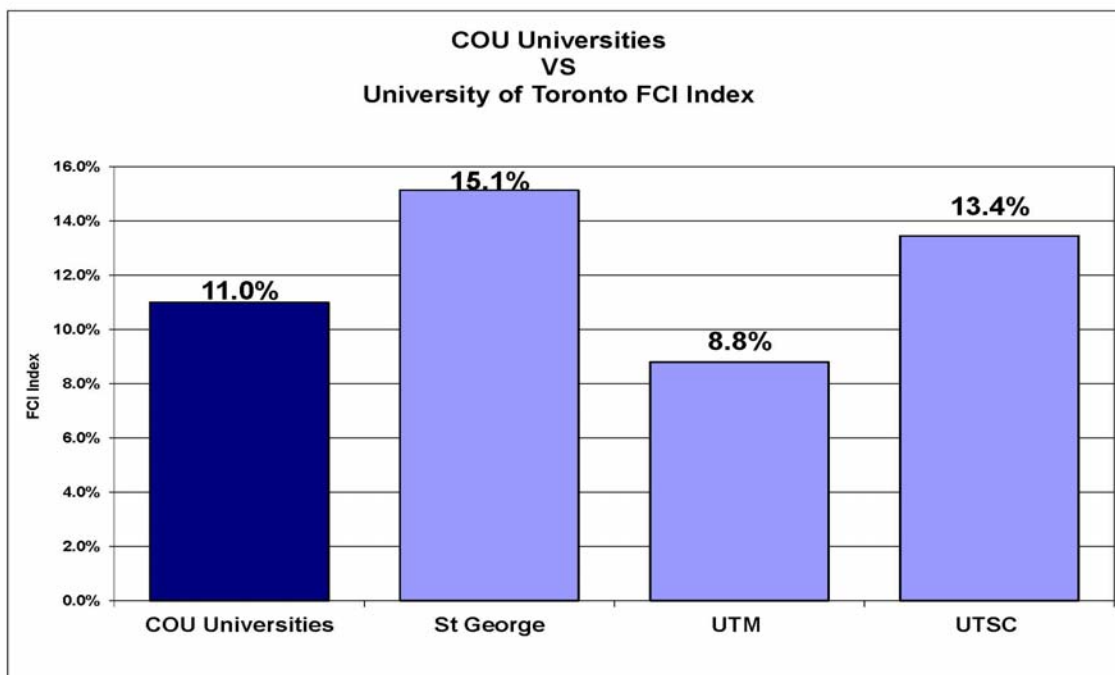
Ontario Universities have now been participating in the Facilities Condition Assessment Program (FCAP) for over a decade. The program provides a consistent approach to identify, quantify, prioritize and report on deferred maintenance liabilities. The program is limited to academic and administrative buildings. Within the program, all assets are audited and assigned a numeric score called a facility condition index or FCI which reflects the building's 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. The strength of the software and the program is in its consistency across the sector providing data from a macro level. The building audits and database information has not been set up to provide true project costing but rather order of magnitude costing based on building system age. 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.

Academic and Administrative Buildings - University of Toronto

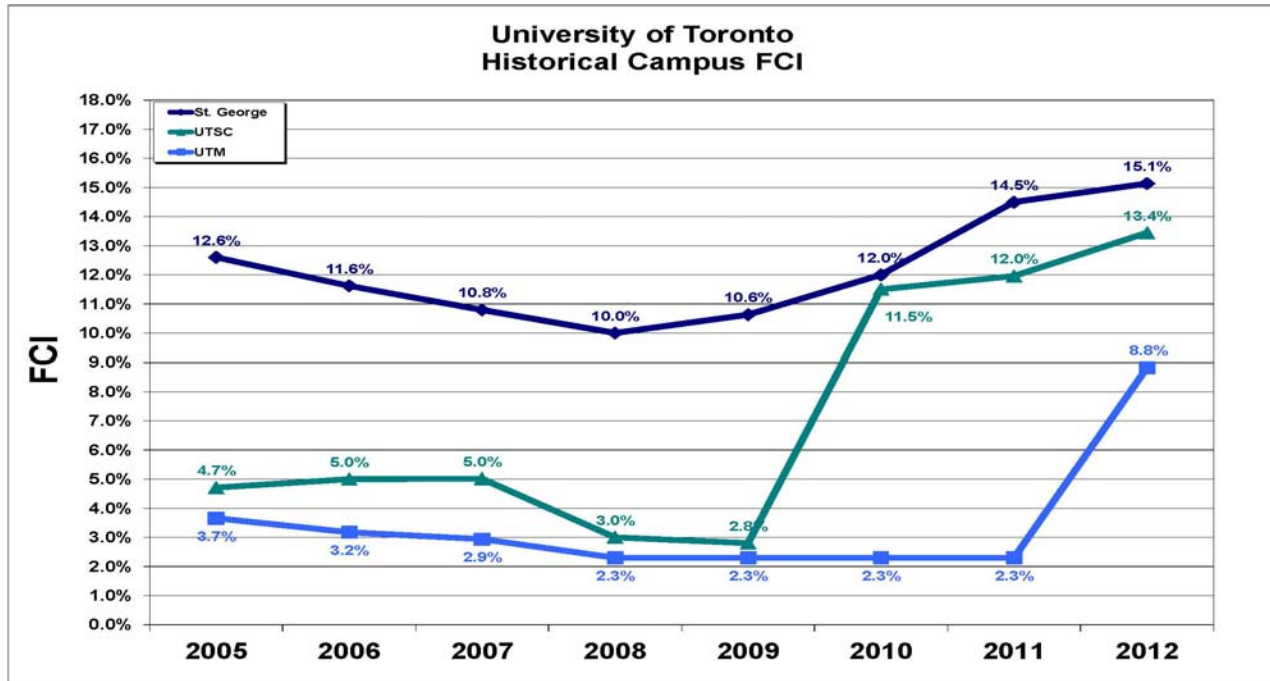
The current combined estimated replacement value of all academic and administrative buildings at the University of Toronto is \$3.39B. The total deferred maintenance liability across all three campuses has increased to an estimated \$484M, up \$62M from the previous year. The significant increase is the result of:

1. The new building audit program, introduced a few years ago, that takes a more comprehensive approach compared to the original program audits resulting in more deficiencies being identified.
2. UTM re-audited their entire portfolio of buildings resulting in a significant increase in identified deferred maintenance items moving from just over \$8M last year to over \$34M today. The increase is both a function of the time it has been since the original audits were undertaken and the new more comprehensive audit approach.

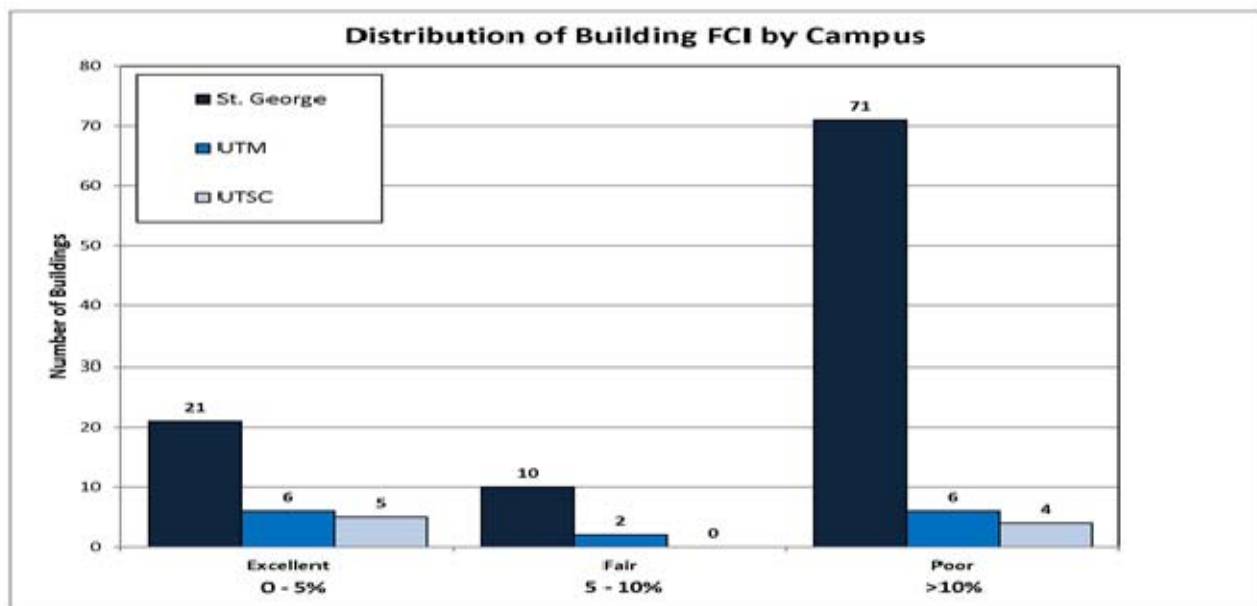
The University's combined facility condition index (FCI) is now 14.3% which is above the average for all Ontario Universities. An FCI above 10% is indicative of a portfolio in "poor" condition.



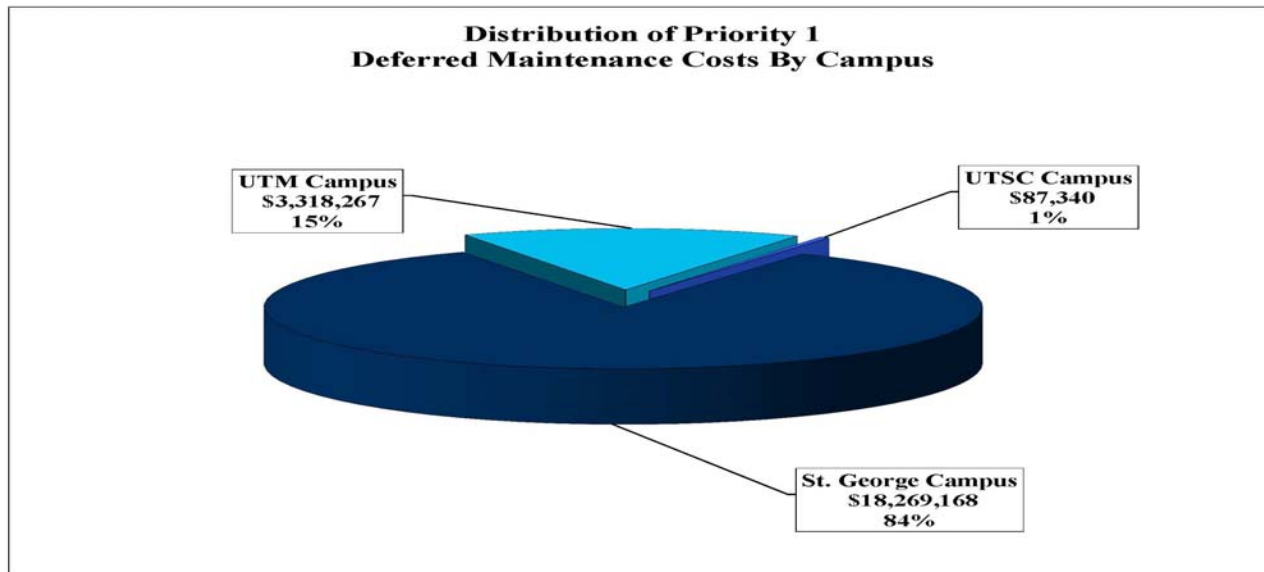
When we look at the trend of FCI's over the past 7 years, we can see the effect of the re-audits on the portfolio. UTM figures spiked in 2012 given the fact that the entire portfolio was re-audited with the new more comprehensive audit methodology. St. George's FCI has trended upwards over time coinciding with the re-auditing of all buildings and UTSC saw a spike in their FCI when 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 and UTM with their portfolios being either relatively old or quite new have stratified their respective buildings into either “excellent” or “poor”. St. George has the lion’s share of buildings classified in the “poor” category with the remaining third in the “excellent” or “fair” categories.



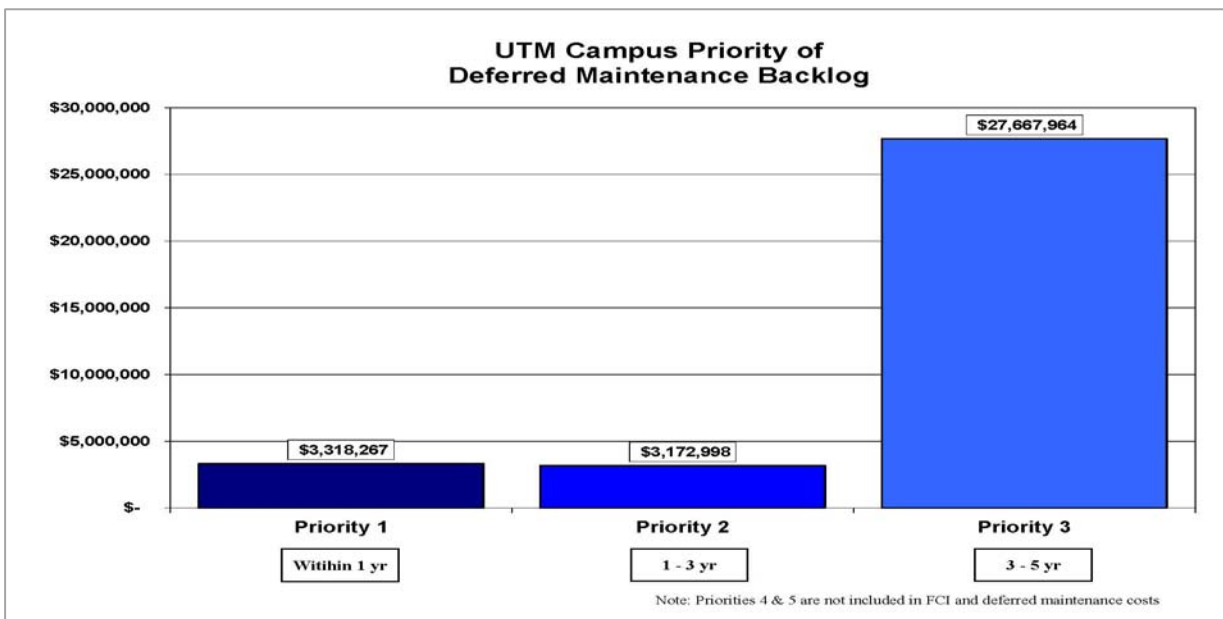
The Facilities Assessment Program not only identifies deficiencies but also classifies all deferred maintenance items into priorities ranging from 1 to 3. Priority one items should be corrected within the next year. Priority two items should be addressed in 1-3 years and priority three items should be 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 (84%) have been identified at the St. George campus. UTM, having just completed their re-audits, has seen a marked increase in the percentage of priority one repairs. UTM now has 15% of priority one items up from 1% the previous year. While UTSC identified many new deferred maintenance items in 2010 with their re-audits, very



few of the deficiencies were classified as priority one repairs.

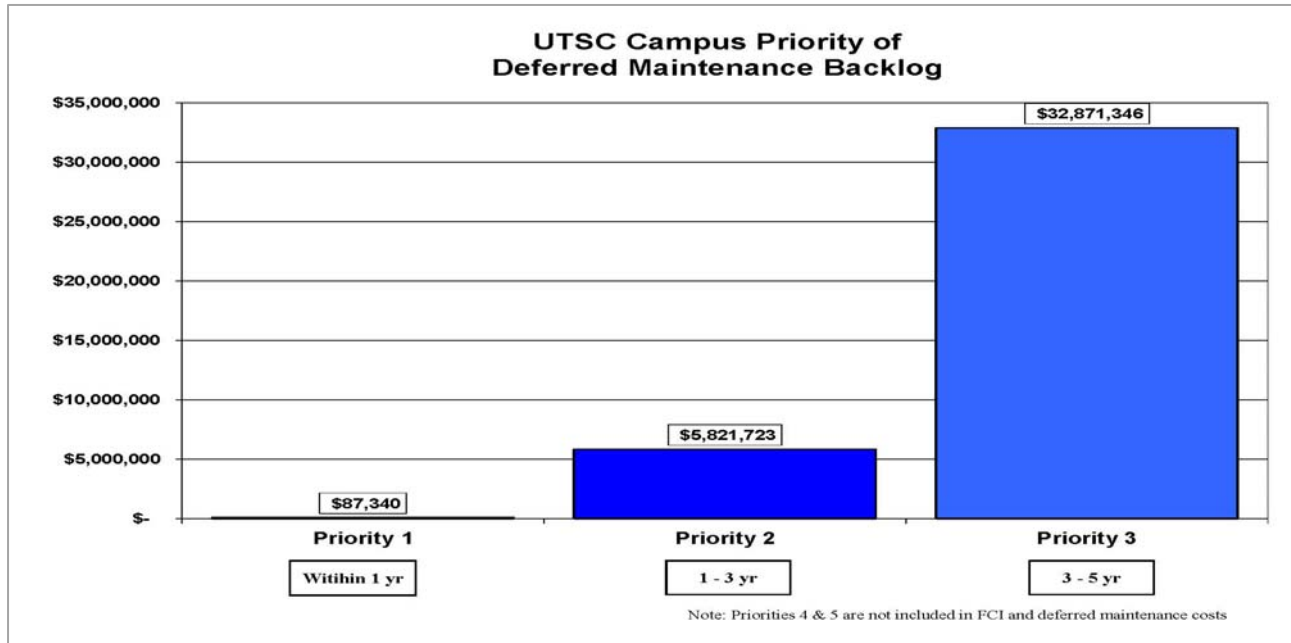
University of Toronto at Mississauga (UTM)

The survey data for UTM now includes 14 buildings with a gross area of 118,432 square metres which has increased due to several new buildings being brought on line. Total replacement value of the buildings was estimated at \$387M, with a deferred maintenance backlog of \$34M up dramatically from the \$8M noted in last year's report. The campus FCI has also increased markedly to 8.8% from 2.3% noted last year. The increase in the total liability and FCI is the result of the re-audit of all UTM buildings this year.



University of Toronto at Scarborough (UTSC)

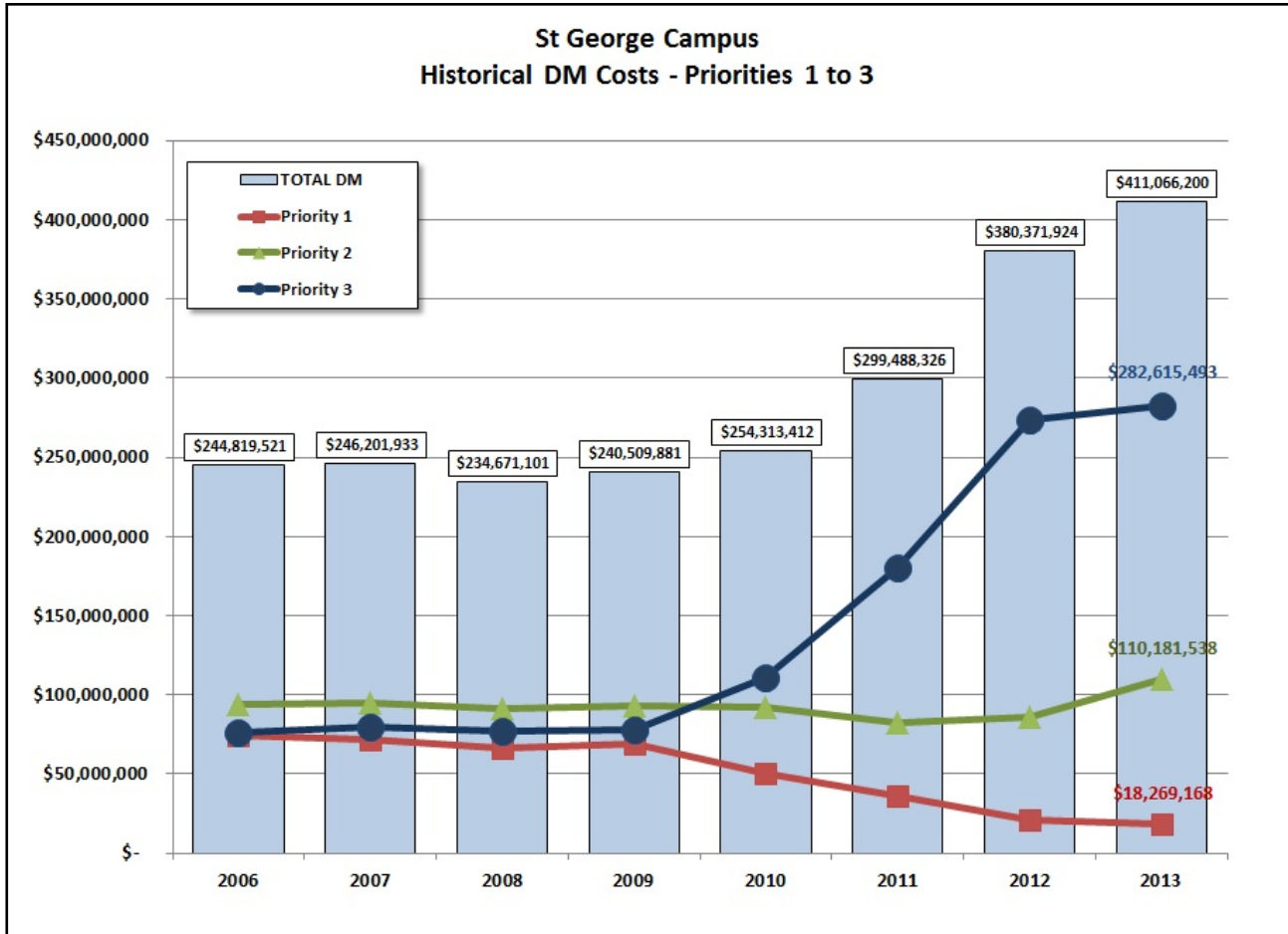
There are 9 administrative and academic buildings at the UTSC campus with a total gross area of 88,302 square meters. The total replacement value of these buildings is estimated at \$288M. The total deferred maintenance liability stands at \$38.8M. The campus FCI is now 13.4%. As can be seen in the chart below, the majority of the deferred maintenance items at the Scarborough campus are priority three.



St. George Campus

There are 104 academic and administrative buildings at the St. George campus (102 have been audited) with a total gross area of 973K gross square meters and a total replacement value estimated at \$2.7B. The campus FCI is now 15.1% up from 14.5% in 2012. The total estimated deferred maintenance backlog is now \$411M, up from the \$380M 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 buildings at St. George campus over the past 4 years.

The following page shows 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 deficiencies going down over time.** The reduction in these high 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. In real terms, the portfolio of buildings at St. George are in much better condition today than they were seven years ago. Critical building components have been the focus of our restoration efforts.



Managing Deferred Maintenance - Funding

Facilities Renewal Program (FRP), the annual provincial funding for the University, is currently \$3.2M (reduced in 2010 from \$4.7M). The St. George campus portion of the FRP funding is \$2.4M. Internal funding of \$12.3M, 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 rehabilitation of the Mining Building (170 College Street), Munk School of Global Affairs (315 Bloor Street) and the Rotman expansion at St. George Street incorporating the old Classics building into the expansion.

Going forward, to maintain our current institutional FCI, we will require investment of just over \$19M per year in funding.

Deferred Maintenance – Setting Priorities

The substance of this report has been provided to the members of the Capital Projects and Space Allocation Committee (CaPS) to provide an overview of the issue, receive input and feedback from the faculty representatives, and to review priorities for the coming year. Discussions are also held directly with academic divisions to ensure that deferred maintenance projects align with academic priorities.

In general, priorities for selecting projects are 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 such as improving the student experience

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 over time. Priority one deficiencies have trended down over the years at St. George 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 – October 2012

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	50,549,398	2,939,389	5.8%	2005-06	2014
003 - Sigmund Samuel Library Building	Library	20,747	31,277,183	7,599,037	24.3%	2010-11	2018
004 - McMurrich Building	Administration	5,357	22,465,998	1,874,735	8.3%	2012-13	2020
005 - Medical Sciences Building	Acad & Research	72,424	256,152,009	50,676,193	19.8%	2009-10	2017
006 - John P. Robarts Library Building (RL)	Library	80,882	141,977,836	5,552,003	3.9%	2010-11	2017
006A - Claude T. Bissell Building	Library	9,298	17,682,379	794,643	4.5%	2010-11	2017
006B - Thomas Fisher Rare Book Library B	Library	6,383	11,133,995	706,665	6.3%	2010-11	2017
007 - Lassonde Mining Building	Acad & Research	11,064	46,030,334	1,715,598	3.7%	2010-11	2018
008 - Wallberg Building	Acad & Research	17,201	71,391,949	12,297,848	17.2%	2010-11	2018
008A - D.L. Pratt Building	Acad & Research	6,833	33,823,808	2,936,167	8.7%	2010-11	2018
009 - Sanford Fleming Building (SF)	Acad & Research	21,833	90,833,358	15,785,833	17.4%	2010-11	2017
010 - Simcoe Hall	Administration	5,880	12,310,241	2,531,281	20.6%	2012-13	2020
010A - Convocation Hall	Academic	4,348	15,265,567	2,335,890	15.3%	2012-13	2020
011 - Tanz Neuroscience Building	Acad & Research	4,467	18,584,373	5,727,351	30.8%	2003-04	2013
014 - Bloor Street West-371	Administration	16,982	31,707,010	9,869,007	31.1%	2012-13	2020
016 - Banting Institute	Acad & Research	9,416	39,382,062	8,565,856	21.8%	2012-13	2020
019 - Kings College Circle-21	Administration	2,329	4,869,366	868,433	17.8%	2010-11	2018
020 - Rosebrugh Building	Academic	5,628	10,770,585	3,468,362	32.2%	2012-13	2020
021 - Engineering Annex	Acad & Research	1,941	8,014,408	1,237,105	15.4%	2010-11	2018
022 - Mechanical Engineering Building	Academic / Admin	9,723	40,451,278	3,921,977	9.7%	2010-11	2018
023 - University College Union	Other	2,090	7,337,865	1,311,147	17.9%	2012-13	2020
024 - Haultain Building	Administration	3,466	13,554,485	3,026,530	22.3%	2010-11	2018
025 - FitzGerald Building	Acad & Research	9,392	39,074,195	12,811,607	32.8%	2010-11	2018
026 - Cumberland House	Administration	1,581	4,773,497	1,001,008	21.0%	2012-13	2020
027 - Physical Geography Building	Academic	1,952	3,700,465	905,603	24.5%	2005-06	2014
028 - John H Daniels Fac. of Architecture	Academic	6,530	12,347,515	4,560,116	36.9%	2012-13	2020
030A - Varsity Arena	Athletic Facility	6,377	10,677,253	2,311,064	21.6%	2005-06	2014
032 - Wetmore Hall - New College	Residence	12,989	17,018,070	3,761,725	22.1%	2005-06	2014
032A - Wilson Hall - New College	Academic	18,350	24,266,228	1,900,207	7.8%	2005-06	2014
033 - Sidney Smith Hall (SS)	Academic / Admin	29,561	58,701,865	29,516,222	50.3%	2010-11	2017
034 - Massey College	Academic	7,456	9,883,450	3,941,938	39.9%	2012-13	2020
036 - Astronomy	Academic	3,119	13,026,118	2,627,656	20.2%	2010-11	2018
038 - Woodsworth College	Academic	5,432	10,204,115	537,200	5.3%	2012-13	2020
039 - St. George Street-49	Academic	787	1,506,121	649,882	43.1%	2012-13	2020
040 - Flavelle House	Academic	11,797	22,031,090	4,806,532	21.8%	2012-13	2020
043 - School of Graduate Studies	Academic	1,139	2,152,699	433,109	20.1%	2005-06	2014
047 - Canadiana Gallery	Academic / Admin	3,070	5,982,781	1,451,602	24.3%	2012-13	2020
049 - Aerospace	Acad & Research	5,962	33,429,000	985,226	2.9%	2009-10	2017
050 - Falconer Hall	Administration	2,453	4,694,429	1,803,747	38.4%	2012-13	2020
051 - Edward Johnson Building	Academic	14,881	28,478,514	8,683,287	30.5%	2010-11	2018
052 - Best Institute	Acad & Research	6,927	28,639,987	6,184,568	21.6%	2012-13	2020
053 - Dr. Eric Jackman Institute of Child Study	Academic	2,489	4,763,324	1,547,986	32.5%	2012-13	2020
054 - Spadina Crescent-1	Administration	8,647	35,974,719	6,063,172	16.9%	2012-13	2020
056 - Graduate Students Union	Administration	920	1,909,469	272,329	14.3%	2003-04	2013
057 - Bancroft Building	Administration	3,728	7,110,936	370,082	5.2%	2003-04	2013
061 - Borden Building South	Administration	2,406	4,613,410	1,363,657	29.6%	2003-04	2013
061A - Borden Building North	Administration	3,557	6,485,614	2,365,510	36.5%	2003-04	2013
062 - Earth Sciences Centre (ES)	Acad & Research	32,115	133,610,283	1,130,618	0.8%	2010-11	2017
065 - Dentistry Building	Acad & Research	23,898	99,424,522	26,210,216	26.4%	2010-11	2018
067 - Huron Street-215	Administration	11,505	23,852,669	4,452,369	18.7%	2003-04	2013
068 - Clara Benson Building	Athletic Facility	9,988	16,481,898	5,163,063	31.3%	2010-11	2018
068A - Warren Stevens Building	Athletic Facility	20,018	32,290,527	9,954,255	30.8%	2010-11	2018
070 - Galbraith Building (GB)	Academic	19,661	37,557,344	20,447,196	54.4%	2010-11	2017

St. George Campus (continued)

071 - College Street-92	Administration	592	1,226,500	514,763	42.0%	2003-04	2013
072 - Ramsay Wright Laboratories (RW)	Acad & Research	25,428	95,884,047	27,946,809	29.1%	2010-11	2017
073 - Lash Miller Chemical Laboratories	Acad & Research	27,195	113,141,262	11,634,629	10.3%	2010-11	2018
077 - Sussex Court	Academic	3,293	6,245,109	855,292	13.7%	2005-06	2014
078 - McLennan Physical Laboratories	Acad & Research	31,826	132,407,936	23,466,097	17.7%	2010-11	2018
079 - Anthropology Building	Acad & Research	6,156	25,777,653	3,722,815	14.4%	2012-13	2020
080 - Bahen Information Technology Centr	Acad & Research	49,752	119,700,980	280,376	0.2%	2005-06	2014
082 - Gage Building	Academic	1,353	4,052,695	904,214	22.3%	2003-04	2013
083 - McCaul Street-254/256	Academic	4,398	8,331,615	242,091	2.9%	2003-04	2013
085 - 245 College St.	Abandoned	700	1,792,851	276,826	15.4%	2010-11	2018
088 - St. George Street-123	Administration	790	1,636,604	392,221	24.0%	2003-04	2013
089 - The Munk School of Global Affairs	Administration	1,802	3,726,932	-	0.0%	2003-04	2013
090 - College Street-88	Academic	1,734	3,285,254	665,069	20.2%	2003-04	2013
091 - Studio Theatre	Academic	442	1,532,511	299,703	19.6%	2003-04	2013
093 - Electrometallurgy Lab	Acad & Research	176	725,351	153,637	21.2%	2005-06	2014
097 - 39 & 39A Queens Park	Academic	799	1,511,340	429,952	28.4%	2005-06	2014
097A - Queens Park Cres. E. - 39 (Rear)	Administration	165	340,799	109,830	32.2%	2005-06	2014
102 - Soldiers Tower	Other	300	903,045	125,261	13.9%	2005-06	2014
103 - School of Continuing Studies	Academic	1,679	3,264,858	10,095	0.3%	2005-06	2014
104 - Max Gluskin House	Academic / Admin	4,205	8,005,815	11,368	0.1%	2010-11	2018
105 - Fields Inst for Research in Math	Academic	3,239	6,156,659	137,981	2.2%	2005-06	2014
106 - 162 St. George	Administration	873	1,823,662	626,915	34.4%	2012-13	2020
110 - St. George Street-121	Administration	1,244	2,572,716	941,110	36.6%	2003-04	2013
111 - Bloor Street West-246	Academic	6,698	12,680,989	841,771	6.6%	2005-06	2014
117 - W.B. MacMurray Field House	Athletic Facility	368	1,100,173	237,117	21.6%	2005-06	2014
120 - Louis B. Stewart Observatory (SAC)	Academic	537	1,023,978	218,757	21.4%	2005-06	2014
123 - Ont. Inst. for Studies in Educatio	Academic	38,156	79,341,205	2,999,935	3.8%	2002-03	2013
125 - Spadina Avenue-703	Administration	603	1,450,961	416,108	28.7%	2005-06	2014
127 - 172 St. George Admissions Office	Academic / Admin	1,823	1,792,851	148,224	8.3%	2010-11	2018
128 - Jackman Humanities	Academic / Admin	11,821	24,643,357	557,418	2.3%	2010-11	2018
132 - Innis College	Academic	3,486	6,403,848	129,764	2.0%	2003-04	2013
134 - Joseph L. Rotman School of Management	Academic	10,797	19,018,544	308,713	1.6%	2005-06	2014
138 - Huron Street-370	Academic	432	838,471	297,831	35.5%	2003-04	2013
142 - Spadina Ave-713	Administration	311	641,736	329,977	51.4%	2003-04	2013
143 - Koffler Student Services Centre	Academic	11,417	34,428,365	762,531	2.2%	2003-04	2013
145 - Koffler House	Academic	1,970	4,053,323	181,082	4.5%	2005-06	2014
146 - Sussex Avenue-40	Administration	375	776,985	192,865	24.8%	2003-04	2013
151 - Spadina Avenue-655	Residential	1,015	2,109,241	42,726	2.0%	2003-04	2013
152 - Rehabilitation Sciences Building (RU)	Acad & Research	11,898	49,629,054	5,822,232	11.7%	2010-11	2018
153 - Spadina Road-56	Administration	682	1,870,675	223,016	11.9%	2003-04	2013
154 - Health Science Building	Academic / Admin	17,843	29,955,686	5,149,216	17.2%	2010-11	2018
155 - 255/257 McCaul Street (BOE)	Academic / Admin	8,689	18,093,455	73,830	0.4%	2010-11	2018
156 - Old Administration Building (BOE)	Academic / Admin	3,093	6,327,460	1,405,138	22.2%	2010-11	2018
160 - CCBR	Acad & Research	21,314	88,665,805	-	0.0%	2010-11	2018
161 - Leslie Dan Pharmacy	Acad & Research	16,837	65,009,942	375,820	0.6%	2010-11	2018
172 - Macdonald-Mowat House	Administration	1,514	2,006,913	954,309	47.6%	2012-13	2020
433 - Queen's Park Crescent East - 43	Administration	881	1,163,457	353,027	30.3%	2006-07	2014
98B - Fontbonne Building	Academic	3,956	5,220,456	830,914	15.9%	2007-08	2014
98C - Mary Hall	Academic	2,179	2,870,767	513,023	17.9%	2007-08	2014
	St. George October 2012	970,702	2,715,391,483	411,066,200	15.1%		
	St. George December 2011		2,623,030,468	380,371,924	14.5%		
	St. George December 2010		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 Campus (continued)

St. George Buildings Not Yet Audited (Data excluded from FCI calculation above)							
171 - 455 Spadina	Administration	577	722,158	n/a	n/a	n/a	2013
xxx - MSTC (Aerospace)	Acad & Research	1,270	4,904,490	n/a	n/a	n/a	2013
Total St. George October 2012 Including Non-Audited Buildings		972,550	2,721,018,131	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	19,759,473	5,623,699	28.5%	2012-13
313 - William G. Davis Building	Academic / Administ	52,478	218,327,897	23,509,001	10.8%	2012-13
314 - Kaneff Ctr for Mgmt & Social Science	Acad & Research	3,376	6,460,820	1,654,410	25.6%	2012-13
316 - Erindale Studio Theatre	Academic	590	2,071,455	218,903	10.6%	2012-13
317 - Rock Magnetism Laboratory	Acad & Research	209	869,517	64,385	7.4%	2012-13
322 - Geomorphology Building	Acad & Research	60	249,622	93,689	37.5%	2012-13
328 - Student Centre	Administration	2,991	9,030,696	293,907	3.3%	2012-13
329 - CCIT	Academic	11,414	47,486,463	1,509,344	3.2%	2012-13
330 - Alumni House (Springbank Centre)	Administration	543	1,134,305	260,685	23.0%	2012-13
331 - Hazel McCallion Academic Learning Centre	Library	9,173	16,102,009	885,592	5.5%	2012-13
332 - Recreation, Athletics and Wellness Centre	Athletic Facility	7,600	12,541,292	33,645	0.3%	2012-13
Academic Annex	Academic	793	1,656,545	1,585	0.1%	2012-13
Instructional Centre	Academic	13,704	26,226,030	-	0.0%	2012-13
Terrance Donnelly Health Sciences Complex	Academic	6,042	25,136,956	10,383	0.0%	2012-13
	UTM October 2012	118,432	387,053,080	34,159,229	8.8%	
	UTM December 2011		347,469,716	8,018,899	2.3%	
	UTM December 2010		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
200B - Bladen Wing	Academic / Admin	8,654	36,003,842	5,898,475	16.4%	2010-11
200H - Humanities Wing	Academic / Admin	9,217	38,346,130	6,857,584	17.9%	2010-11
200M - Management Building	Academic / Admin	5,037	9,639,559	351,955	3.7%	2010-11
200R - Recreation Wing	Athletic Facility	8,084	13,339,166	1,791,073	13.4%	2010-11
200S - Science Wing	Academic / Admin	31,225	126,921,848	23,454,026	18.5%	2010-11
201 - Academic Resource Centre	Library	9,280	16,289,834	24,689	0.2%	2010-11
203 - Student Centre	Academic / Admin	4,804	10,035,364	324,536	3.2%	2010-11
204 - Arts and Administration Building	Academic / Admin	5,840	12,199,526	62,805	0.5%	2010-11
205 - Science Research Building	Acad & Research	6,161	25,632,040	15,263	0.1%	2010-11
	UTSC October 2012	88,302	288,407,309	38,780,407	13.4%	
	UTSC December 2011		281,373,373	33,642,580	12.0%	
	UTSC December 2010		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	12,297,061	5.0%	
	UTSC November 2006		251,029,150	12,544,006	5.0%	
	UTSC January 2005		240,449,223	11,318,594	4.7%	
	UTSC January 2003		96,800,114	13,409,795	13.9%	

Total U of T Summary - Audited Buildings Only

		GSM	REPLACEMENT VALUE	DEFERRED MAINTENANCE COST	Oct 2012 FCI	Dec 2011 FCI
St. George	October 2012	970,702	2,715,391,483	411,066,200	15.1%	14.5%
	UTM	118,432	387,053,080	34,159,229	8.8%	2.3%
	UTSC	88,302	288,407,309	38,780,407	13.4%	12.0%
TOTAL U OF T SUMMARY		1,177,436	3,390,851,872	484,005,835	14.3%	9.0%

Appendix B: Major Projects Completed in this Fiscal Year at St. George Campus

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. Convocation Hall, FOE, Canadiana, Dentistry, New College)	4,551
Building Envelope (e.g. UC, Mining, Simcoe Hall, McLennan Physics, Gage, Koffler Student Centre)	1,971
Elevators (e.g. 500 University, Jackman Humanities, New College)	617
Building Interior Fabric & Washrooms (e.g. Wallberg washrooms)	1,678
Building Mechanical Upgrades (e.g. UC Arts Centre, MSB, Sid Smith, 49 St. George, OISE, 500 University)	3,126
Irrigation & Road Repairs	498
Fire Systems & Access Control Upgrades	175
TOTAL COST TO DATE	12,436