

Please find attached the Quarterly Financial Variance Report and Work Package Risk/Status Report, as at the close of Q1, FY 2016/17 which was reviewed by the Finance, Audit and Risk Management (FARM) Committee at its meeting on August 24, 2016. As adopted by the FARM Committee at its meeting on June 23, 2015 and subsequently by the Board of Directors at its meeting on June 24, 2015, these reports summarize the budget, commitment, current costs, forecast costs, budget variance and risk status of each active project at the close of each fiscal quarter.

Board Financial Variance Report

Approved Funding Allocation Status

The Current Approved Funding Allocation for all active work packages is \$535.87 million, which represents a net decrease of \$75.4 million relative to the Approved Investment as at the close of Q4 FY 2015/16. Several work packages totaling \$15.6 million are now inactive and have been removed including:

- CWF03-03 Queens Quay Damage Restoration (\$1.0 million)
- EBF02-02 Coal Tar Containment Barrier (\$3.5 million)
- WDL06-02 Cherry Street (ROW & Transit Loop) (\$11.0 million)
- WWI04-00 Billy Bishop Airport Runway Extension (\$0.1 million).

Two new work packages totaling \$30.3 million have been added:

- EBF02-03 Soil & Environment (Bayside Phase 2) (\$12.0 million)
- EBF04-09 Water's Edge Promenade (Bayside Phase 2) \$18.3 million)

Funding allocations have been reduced in the amount of \$115.4 million on a number of work packages including:

- EBF02-00 Soils & Environment (Bayside phase 1) (\$8.8 million, partially offsetting the new EBF02-03 work package referenced above)
- EBF04-05 Water's Edge Promenade (Bayside Phase 1) (\$18.3 million fully offsetting the new EBF04-09 work package referenced above)
- EBF08-01 QQE LRT Infrastructure (\$83.1 million)
- EBF10-02 Bayside Development (\$0.5 million)
- WDL08-05 Eastern-Sumach Public Art (\$0.1 million)
- WDL11-00 Phase II Development (\$2.5 million)
- LDL01-00 Area Wide Planning & Preliminary Work (\$2.1 million)

Partially offsetting these reductions are funding allocation increases totaling \$25.3m on:

- CWF16-00 Jack Layton Ferry Terminal (\$0.2 million)
- EBF04-04 Storm Water Quality Management (\$10.0 million)
- EBF05-05 Local Streets (Bayside) (\$1.8 million)
- EBF05-08 Bonnycastle Street (\$0.6 million)
- EBF10-01 Dockside Development (\$0.1 million)

- EBF11-02 Quayside Development (\$2.8 million)
- WDL05-00 Corktown Common (formerly Don River Park) (\$0.5 million)
- WDL08-00 Phase I/II Public Art (\$4.2 million)
- WDL08-04 Front Street Public Art (\$0.2 million)
- WDL10-00 Phase I Development (\$0.3 million)
- WDL17-00 Phase III Development (\$2.3 million)
- PFP01-00 Portland's Flood Protection (\$2.0 million)
- TRN02-00 Gardiner/Lakeshore (\$0.3 million).

Funding Allocation Variance Status

The current Anticipated Final Cost for all active work packages is \$531.2 million which represents a positive variance of \$4.7 million and includes no material variances.

Board Work Package Risk/Status Report

All active work packages are proceeding within acceptable risk parameters and project risks are being managed. One work package exhibits material risks as follows:

WDL06-03 Stormwater Quality Management Facilities

As reported to the September 8, 2015 meeting of FARM, tender prices for the construction of the Cherry Street Stormwater Treatment Facility (CS SWF) substantially exceeded the remaining available budget.

Required Board Action

None - staff is following up on all items.

Proposed Motion (if required)

N/A

¹ Material changes are defined as either positive or negative changes or variances which are equal to or greater than \$2.0 million.



Board Financial Variance Report
As at June 30, 2016

DRAFT FOR DISCUSSION

Code	Name	Status	Current		Total Commitments	Total Cost to Date	Total Cost FY 2016/17, Q1	Forecast to Completion	Anticipated Final Cost	Variance Fav/(Unfav)	
			Approved Investment	Investment Transfers							
CWF01-02	Lower Yonge Precinct Plan	Planning	2,329,961	-	2,329,961	2,259,757	1,721,741	272,079	70,204	2,329,961	-
CWF03-01	Queens Quay Revitalization & Public Realm	Construction	128,898,255	-	128,898,255	126,624,818	125,515,890	252,051	1,473,437	128,098,255	800,000
CWF05-00	MT27 Development	Planning	2,431,290	-	2,431,290	1,652,386	1,606,574	46,746	778,904	2,431,290	-
CWF07-03	MGT West YoYoMa to Stadium Rd	Construction	3,600,000	-	3,600,000	3,344,886	3,176,106	31,516	255,114	3,600,000	-
CWF16-00	Jack Layton Ferry Terminal	Planning	505,000	-	505,000	395,746	371,653	(352)	109,255	505,001	-
CWF17-00	Toronto Book Garden	Construction	99,967	-	99,967	98,848	22,706	514	1,119	99,967	-
Central Waterfront Work Packages			137,864,473	-	137,864,473	134,376,440	132,414,672	602,555	2,688,034	137,064,474	800,000
EBF02-00	Demolition, Soil & Environmental Management	Construction	14,300,000	-	14,300,000	11,979,879	10,417,246	957,005	2,320,122	14,300,000	-
EBF02-03	Demolition, Soil & Environmental Management (Bayside Phase 2)	Construction	12,000,000	-	12,000,000	1,099,665	646,828	566,545	10,900,335	12,000,000	-
EBF04-04	Storm Water Quality Management (Stage 2)	Construction	29,800,000	-	29,800,000	17,002,471	15,399,983	236,695	12,797,529	29,800,000	-
EBF04-05	Water's Edge Promenade (Bayside)	Construction	13,000,000	-	13,000,000	11,640,529	10,771,252	10,676	59,471	11,700,000	1,300,000
EBF04-09	Water's Edge Promenade (Bayside Phase 2)	Construction	18,250,000	-	18,250,000	1,052,221	184,441	136,535	17,197,779	18,250,000	-
EBF05-02	External Sanitary Sewer	Construction	45,000,000	-	45,000,000	44,467,200	42,559,028	1,106,339	532,800	45,000,000	-
EBF05-03	Queens Quay (Jarvis to Parliament)	Construction	9,500,000	-	9,500,000	9,169,731	8,830,915	105,013	330,269	9,500,000	-
EBF05-05	Local Streets (Bayside)	Construction	16,110,000	-	16,110,000	12,884,910	11,862,194	(104,673)	2,815,091	15,700,000	410,000
EBF05-07	Aitken Place Park	Construction	4,879,416	-	4,879,416	579,634	473,037	2,920	4,299,782	4,879,416	-
EBF05-08	Bonnycastle Street	Construction	7,050,000	-	7,050,000	2,935,179	2,835,935	19	4,114,821	7,050,000	-
EBF05-09	Local Streets (Bayside Phase 2)	Construction	12,000,000	-	12,000,000	1,276,198	326,795	157,838	10,723,802	12,000,000	-
EBF05-10	Hydro Connections	Construction	20,670,372	-	20,670,372	14,994,908	14,988,908	-	4,205,092	19,200,000	1,470,372
EBF08-01	Queens Quay East LRT Infrastructure	Planning	5,986,157	-	5,986,157	5,931,238	5,860,689	12,301	54,919	5,986,157	-
EBF10-01	Dockside Development	Planning	4,085,000	-	4,085,000	3,146,863	2,680,634	52,738	938,137	4,085,000	-
EBF10-02	Bayside Development	Planning	8,855,000	-	8,855,000	4,766,986	4,327,411	48,860	3,773,014	8,540,000	315,000
EBF11-00	Phase II Development (North of Queens Quay)	Planning	2,490,358	-	2,490,358	2,574,541	2,654,116	116,530	65,817	2,640,358	(150,000)
EBF11-01	Parkside Development	Planning	1,510,000	-	1,510,000	1,426,519	1,373,756	2,853	83,481	1,510,000	-
EBF11-02	Quayside Development	Planning	6,710,000	-	6,710,000	426,289	206,607	29,452	6,283,711	6,710,000	-
East Bayfront Work Packages			232,196,303	-	232,196,303	147,354,961	136,399,775	3,437,645	81,495,971	228,850,932	3,345,371
WDL05-00	Corktown Common (or Don River Park)	Construction	27,120,878	-	27,120,878	27,077,996	27,154,296	11,689	322,882	27,400,878	(280,000)
WDL06-03	Stormwater Quality Management Facilities	Construction	40,800,000	-	40,800,000	36,060,836	32,969,780	218,158	4,739,164	40,800,000	-
WDL06-05	Woonerfs	Construction	6,625,000	-	6,625,000	6,699,805	6,500,473	(331,697)	350,000	7,049,805	(424,805)
WDL08-00	Phase I/II Public Art	Construction	6,305,027	200,000	6,505,027	383,676	359,550	5,858	6,171,405	6,555,081	(50,054)
WDL08-04	Front Street Public Art	Construction	2,295,000	-	2,295,000	2,197,182	1,928,025	4,090	2,818	2,200,000	95,000
WDL08-05	Eastern-Sumach Public Art	Construction	600,000	-	600,000	514,590	511,557	1,589	(1,590)	513,000	87,000
WDL10-00	Phase I Development	Planning	9,980,000	-	9,980,000	8,276,420	8,179,413	12,916	1,703,580	9,980,000	-
WDL11-00	Phase II Development	Planning	6,095,000	-	6,095,000	3,790,574	3,390,069	10,951	1,844,426	5,635,000	460,000
WDL12-00	Cherry St. Transit Line Extension	Construction	3,000,000	-	3,000,000	2,381,112	2,381,106	-	(6)	2,381,106	618,894
WDL17-00	Phase III Development Costs	Planning	2,540,000	-	2,540,000	89,693	3,642	2,260	2,450,307	2,540,000	-
West Don Lands Work Packages			105,360,906	200,000	105,560,906	87,471,884	83,377,909	(64,185)	17,582,986	105,054,870	506,036
LDL01-00	Area-Wide Planning & Preliminary Work	Planning	19,641,711	-	19,641,711	19,203,196	19,025,233	64,503	438,515	19,641,711	-
PLF01-00	PLFPEI Due Diligence and Project Planning	Planning	5,000,000	2,000,000	7,000,000	5,424,886	4,514,113	456,186	1,575,114	7,000,000	-
Port Lands Projects			24,641,711	2,000,000	26,641,711	24,628,081	23,539,346	520,688	2,013,630	26,641,711	-
TRN02-00	Gardiner/Lakeshore	Planning	10,102,966	-	10,102,966	9,517,298	9,201,953	95,920	585,668	10,102,966	-
Special Public Realm Projects			10,102,966	-	10,102,966	9,517,298	9,201,953	95,920	585,668	10,102,966	-
SPR01-01	The Bentway Segment 1 (Strachan to Bathurst) (formerly Project Under Gardiner)	Planning	24,500,000	(1,000,000)	23,500,000	2,571,853	664,416	664,416	20,928,147	23,500,000	-
Waterfront Wide Initiatives			24,500,000	(1,000,000)	23,500,000	2,571,853	664,416	664,416	20,928,147	23,500,000	-
Grand Total			534,666,358.49	1,200,000.00	535,866,358.49	405,920,516.59	385,598,071.06	5,257,039.06	125,294,435.70	531,214,952.30	4,651,406.70



Board Work Package Risk/Status Report
As At June 30, 2016

Code	Name	Project Type	Current Progress	Current Phase	Schedule	Budget	Funding	Issues	Commentary
Central Waterfront Work Packages									
CWF01-02	Lower Yonge Precinct Plan	Planning	<div style="width: 20%;"></div>	EA / Precinct Planning	⚠	✓	✓	⚠	Gardiner design has impacted scope and timing of work
CWF03-01	Queens Quay Revitalization & Public Realm	Construction	<div style="width: 80%;"></div>	Warranty Period/Completion	✓	✓	⚠	✓	Project complete; majority of required funding has been secured
CWF05-00	MT27 Development	Planning	<div style="width: 40%;"></div>	Design & Tendering	✓	✓	✓	✓	
CWF07-03	MGT West YoYoMa to Stadium Rd	Construction	<div style="width: 60%;"></div>	Warranty Period/Completion	✓	✓	✓	✓	
CWF16-00	Jack Layton Ferry Terminal	Planning	<div style="width: 10%;"></div>	Pre-Design	✓	✓	✓	✓	
CWF17-00	Toronto Book Garden	Construction	<div style="width: 5%;"></div>	Pre-Design	✓	✓	✓	✓	
East Bayfront Work Packages									
EBF02-00	Demolition, Soil & Environmental Management	Construction	<div style="width: 30%;"></div>	Design & Tendering	✓	✓	✓	✓	
EBF02-03	Demolition, Soil & Environmental Management (Bayside Phase 2)	Planning	<div style="width: 10%;"></div>	Pre-Design	✓	✓	✓	✓	
EBF04-04	Storm Water Quality Management (Stage 2)	Construction	<div style="width: 50%;"></div>	Design & Tendering	✗	✓	✓	✗	Construction of in-water pipe to be deferred pending additional capital approval and funding availability
EBF04-05	Water's Edge Promenade (Bayside)	Construction	<div style="width: 40%;"></div>	Warranty Period/Completion	✓	⚠	✓	✓	Budget overage accommodated within overall Bayside Phase 1 Capital Approval
EBF04-09	Water's Edge Promenade (Bayside Phase 2)	Planning	<div style="width: 5%;"></div>	Pre-Design	✓	✓	✓	✓	
EBF05-02	External Sanitary Sewer	Construction	<div style="width: 60%;"></div>	Construction	✓	✓	✓	✓	
EBF05-03	Queens Quay (Jarvis to Parliament)	Construction	<div style="width: 70%;"></div>	Construction	✓	✓	✓	✓	
EBF05-05	Local Streets (Bayside)	Construction	<div style="width: 60%;"></div>	Construction	✓	⚠	✓	✓	
EBF05-07	Aitken Place Park	Construction	<div style="width: 40%;"></div>	Design & Tendering	✓	⚠	✓	✓	
EBF05-08	Bonnycastle Street	Construction	<div style="width: 50%;"></div>	Construction	✓	⚠	✓	✓	
EBF05-09	Local Streets (Bayside Phase 2)	Planning	<div style="width: 10%;"></div>	Pre-Design	✓	✓	✓	✓	New Work Package budget allocation approved by Board of Directors in 15/16 LTFFP
EBF05-10	Hydro Connections	Construction	<div style="width: 60%;"></div>	Warranty Period/Completion	✓	✓	✓	✓	
EBF08-01	Queens Quay East LRT Infrastructure	Planning	<div style="width: 20%;"></div>	Pre-Design	✓	✓	✓	✓	
EBF10-01	Dockside Development	Planning	<div style="width: 40%;"></div>	Pre-Planning	✓	✓	✓	✓	
EBF10-02	Bayside Development	Planning	<div style="width: 30%;"></div>	Development	✓	⚠	✓	✓	
EBF11-00	Phase II Development (North of Queens Quay)	Planning	<div style="width: 20%;"></div>	Pre-Planning	✓	⚠	✓	✓	Budget to be reassessed as part of 16/17 LTFFP
EBF11-01	Parkside Development	Planning	<div style="width: 30%;"></div>	Development	✓	✓	✓	✓	
EBF11-02	Quayside Development	Planning	<div style="width: 10%;"></div>	Pre-Planning	✓	✓	✓	✓	
West Don Lands Work Packages									
WDL05-00	Corktown Common (or Don River Park)	Construction	<div style="width: 60%;"></div>	Warranty Period/Completion	✓	⚠	⚠	✓	additional budget & funding for rectification works and other public safety issues
WDL06-03	Stormwater Quality Management Facilities	Construction	<div style="width: 40%;"></div>	Design & Tendering	✗	✓	✓	✗	Stormwater Facility tender exceeds budget amount - VE and deferrals being implemented for SW treatment processing equipment
WDL06-05	Woonerfs	Construction	<div style="width: 70%;"></div>	Warranty Period/Completion	✓	⚠	✓	✓	Budget to be reassessed as part of 16/17 LTFFP
WDL08-00	Phase I/II Public Art	Construction	<div style="width: 10%;"></div>	Pre-Design	✓	✓	✓	✓	Public Art planned costs equal planned revenues; any budget overrun or underrun reflects current P.A. revenue estimates
WDL08-04	Front Street Public Art	Construction	<div style="width: 60%;"></div>	Warranty Period/Completion	✓	✓	✓	✓	
WDL08-05	Eastern-Sumach Public Art	Construction	<div style="width: 60%;"></div>	Warranty Period/Completion	✓	✓	✓	✓	
WDL10-00	Phase I Development	Planning	<div style="width: 50%;"></div>	Development	✓	✓	✓	✓	
WDL11-00	Phase II Development	Planning	<div style="width: 30%;"></div>	Development	✓	✓	✓	✓	
WDL12-00	Cherry St. Transit Line Extension	Construction	<div style="width: 60%;"></div>	Warranty Period/Completion	✓	✓	✓	✓	
WDL17-00	Phase III Development	Planning	<div style="width: 10%;"></div>	Pre-Planning	✓	✓	✓	✓	
Port Lands Projects									
LDL01-00	Area-Wide Planning & Preliminary Work	Planning	<div style="width: 60%;"></div>	EA / Precinct Planning	✓	✓	✓	✓	
PF01-00	PLFPEI Due Diligence and Project Planning	Planning	<div style="width: 40%;"></div>	Pre-Design	✓	✓	✓	✓	
Miscellaneous									
TRN02-00	Gardiner/Lakeshore	Planning	<div style="width: 60%;"></div>	Environmental Assessment	✓	✓	✓	✓	
Special Public Realm Projects									
SPR01-01	The Bentway Segment 1 (Strachan to Bathurst) (formerly Project Under Gardiner)	Planning	<div style="width: 30%;"></div>	Pre-Design	✓	✓	✓	✓	

Budget
 ✗ Forecast to complete more than 10% over approved budget
 ⚠ Forecast to complete less than 10% over approved budget
 ✓ Forecast to complete within budget

Funding
 ✗ Requirement for funding is delaying or is likely to delay project
 ⚠ Expected requirement for additional funding within next three months
 ✓ Available funding is sufficient to complete project [or current phase] as scheduled

Schedule
 [Construction] forecast to complete more than 4 weeks behind schedule
 [Construction] forecast to complete 0-4 weeks behind schedule
 [Construction] forecast to complete on or before schedule

Issue Resolution
 ✗ Outstanding issue is likely to delay project or drive cost overrun
 ⚠ Outstanding issue may cause project delays within next two months
 ✓ Currently no issues likely to critically impact project schedule or budget