

Please find attached the Quarterly Financial Variance Report and Work Package Risk/Status Report, as at the close of Q2, FY 2015/16. The 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 Budget Status

The Current Approved Budget for all active projects is \$711.9 million which represents a decrease of \$0.1 million relative to the Approved Budget as at the close of Q1 FY 2015/16. No material changes¹ have been made to the Current Approved Budget during Q2.

Budget Variance Status

The current Anticipated Final Cost for all active projects is \$709.9 million which represents a positive variance of \$2.0 million and includes one material variance as follows:

EBF05-10 Hydro Connections is forecast to be complete \$2.6 million less than budget due to the negotiation of the elimination of the Hydro Capital Contribution and Expansion Deposit related to the second Bayside building, Aquavista.

Board Work Package Risk/Status Report

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

WDL06-03 Stormwater Quality Management Facilities

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

The design of the CS SWF is currently being modified to reduce the anticipated construction cost to better align with the available budget. Installation and commissioning of the in-water pipe linking Bayside and Dockside and the processing equipment within the CS SWF will be deferred until they are required to accommodate flows generated by future development and the necessary funding is allocated to the projects.

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 September 30, 2015**

DRAFT FOR DISCUSSION

| Code | Name | Status | Approved Budget | Budget Transfers | Current Approved Budget | Total Commitments | Total Cost to Date | Total Cost FY 2015/2016, Q1-Q2 | Forecast to Completion | Anticipated Final Cost | Variance Fav/(Unfav) |
|---|---|--------------|--------------------|------------------|-------------------------|--------------------|--------------------|--------------------------------|------------------------|------------------------|----------------------|
| Central Waterfront Work Packages | | | | | | | | | | | |
| CWF01-02 | Lower Yonge Precinct Plan | Planning | 2,265,058 | 49,961 | 2,315,019 | 1,199,676 | 1,140,736 | 100,144 | 1,115,343 | 2,315,019 | - |
| CWF03-01 | Queens Quay Revitalization & Public Realm | Construction | 128,898,254 | - | 128,898,254 | 124,821,161 | 122,905,761 | 12,824,522 | 3,046,822 | 127,867,983 | 1,030,271 |
| CWF05-00 | MT27 Development | Planning | 2,431,290 | - | 2,431,290 | 1,530,562 | 1,501,492 | 122,448 | 900,728 | 2,431,290 | - |
| CWF07-03 | MGT West YoYoMa to Stadium Rd | Construction | 2,800,000 | 800,000 | 3,600,000 | 3,274,247 | 3,103,429 | 2,251,836 | 325,753 | 3,600,000 | - |
| CWF16-00 | Jack Layton Ferry Terminal | Planning | 350,000 | - | 350,000 | 316,898 | 247,167 | 48,501 | 55,168 | 372,066 | (22,066) |
| East Bayfront Work Packages | | | | | | | | | | | |
| EBF02-00 | Demolition, Soil & Environmental Management | Construction | 23,065,000 | - | 23,065,000 | 9,421,562 | 8,757,482 | 2,430,083 | 12,498,267 | 21,919,829 | 1,145,171 |
| EBF02-02 | Coal Tar Containment Barrier (Bayside Phase 1) | Construction | 3,500,000 | - | 3,500,000 | 2,539,376 | 2,476,582 | 14,140 | 830,483 | 3,369,859 | 130,141 |
| EBF04-04 | Storm Water Quality Management (Stage 2) | Construction | 19,800,000 | - | 19,800,000 | 16,616,905 | 13,921,333 | 1,381,903 | 3,183,095 | 19,800,000 | - |
| EBF04-05 | Water's Edge Promenade (Bayside) | Construction | 31,250,000 | - | 31,250,000 | 11,009,162 | 10,297,655 | 604,262 | 21,011,474 | 32,020,636 | (770,636) |
| EBF05-02 | External Sanitary Sewer | Construction | 45,000,000 | - | 45,000,000 | 44,317,436 | 40,063,900 | 9,226,081 | 682,564 | 45,000,000 | - |
| EBF05-03 | Queens Quay (Jarvis to Parliament) | Construction | 9,500,000 | - | 9,500,000 | 9,181,559 | 7,717,665 | 780,205 | 274,724 | 9,456,283 | 43,717 |
| EBF05-05 | Local Streets (Bayside) | Construction | 14,310,000 | - | 14,310,000 | 12,924,568 | 11,626,110 | 1,043,174 | 2,581,828 | 15,506,395 | (1,196,395) |
| EBF05-07 | Aitken Place Park | Construction | 4,879,416 | - | 4,879,416 | 746,754 | 451,784 | 296,983 | 4,132,662 | 4,879,416 | - |
| EBF05-08 | Bonnycastle Street | Construction | 6,500,000 | - | 6,500,000 | 2,910,274 | 2,786,656 | 1,460,824 | 4,018,512 | 6,928,786 | (428,786) |
| EBF05-10 | Hydro Connections | Construction | 20,670,372 | - | 20,670,372 | 15,140,374 | 14,988,908 | (2,044) | 2,908,039 | 18,048,413 | 2,621,959 |
| EBF08-01 | Queens Quay East LRT Infrastructure | Planning | 89,058,417 | - | 89,058,417 | 12,120,608 | 5,841,178 | 5,021 | 76,937,809 | 89,058,417 | - |
| EBF10-01 | Dockside Development | Planning | 3,994,351 | - | 3,994,351 | 2,705,594 | 2,485,926 | 105,884 | 1,288,757 | 3,994,351 | - |
| EBF10-02 | Bayside Development | Planning | 9,332,797 | - | 9,332,797 | 4,290,607 | 4,177,507 | 147,802 | 5,042,190 | 9,332,797 | - |
| EBF11-00 | Phase II Development (North of Queens Quay) | Planning | 2,490,358 | - | 2,490,358 | 2,477,746 | 2,421,548 | 231,163 | 12,612 | 2,490,358 | - |
| EBF11-01 | Parkside Development | Planning | 1,498,020 | - | 1,498,020 | 1,358,063 | 1,355,659 | 72,789 | 139,957 | 1,498,020 | - |
| EBF11-02 | Quayside Development | Planning | 3,940,000 | - | 3,940,000 | 111,613 | 51,269 | 24,699 | 3,828,387 | 3,940,000 | - |
| West Don Lands Work Packages | | | | | | | | | | | |
| WDL05-00 | Corktown Common (or Don River Park) | Construction | 26,589,352 | - | 26,589,352 | 26,842,511 | 26,786,266 | 252,351 | 278,367 | 27,120,878 | (531,526) |
| WDL06-02 | Cherry Street (ROW & Transit Loop) | Construction | 11,034,287 | - | 11,034,287 | 10,297,744 | 10,175,748 | 4,251 | 736,543 | 11,034,287 | - |
| WDL06-03 | Stormwater Quality Management Facilities | Construction | 40,800,000 | - | 40,800,000 | 35,762,133 | 32,122,855 | 806,484 | 5,037,867 | 40,800,000 | - |
| WDL06-05 | Woonerfs | Construction | 6,625,000 | - | 6,625,000 | 6,644,238 | 6,537,476 | 490,632 | (19,238) | 6,625,000 | - |
| WDL08-00 | Phase I/II Public Art | Construction | 2,128,000 | - | 2,128,000 | 237,354 | 218,389 | 6,067 | 1,645,646 | 1,883,000 | 245,000 |
| WDL08-04 | Front Street Public Art | Construction | 2,050,000 | - | 2,050,000 | 2,181,774 | 1,683,420 | 539,397 | 113,226 | 2,295,000 | (245,000) |
| WDL08-05 | Eastern-Sumach Public Art | Construction | 650,000 | - | 650,000 | 513,217 | 508,939 | 244,992 | 136,783 | 650,000 | - |
| WDL10-00 | Phase I Development | Planning | 9,685,000 | - | 9,685,000 | 8,161,340 | 8,113,758 | 32,908 | 1,523,660 | 9,685,000 | - |
| WDL11-00 | Phase II Development | Planning | 8,629,596 | - | 8,629,596 | 3,665,637 | 3,346,253 | 33,421 | 4,963,959 | 8,629,596 | - |
| WDL12-00 | Cherry St. Transit Line Extension | Construction | 3,000,000 | - | 3,000,000 | 2,388,403 | 2,381,106 | 42,709 | 611,597 | 3,000,000 | - |
| WDL17-00 | Phase III Development Costs | Planning | 250,000 | - | 250,000 | 10,176 | 1,383 | - | 239,824 | 250,000 | - |
| Port Lands Projects | | | | | | | | | | | |
| LDL01-00 | Area-Wide Planning & Preliminary Work | Planning | 21,710,000 | - | 21,710,000 | 18,904,084 | 18,779,182 | 212,410 | 2,805,916 | 21,710,000 | - |
| PFP01-00 | PLFPEI Due Diligence and Project Planning | Planning | - | 5,000,000 | 5,000,000 | 4,106,111 | 2,164,551 | 2,164,551 | 893,889 | 5,000,000 | - |
| Waterfront Wide Initiatives | | | | | | | | | | | |
| WWI04-00 | Billy Bishop Airport Runway Extension EA Consultation and Peer Review | Planning | - | 120,000 | 120,000 | 167,018 | 118,110 | 95,834 | (42,018) | 125,000 | (5,000) |
| Miscellaneous | | | | | | | | | | | |
| TRN01-00 | Union Station Second Platform | Construction | 138,287,813 | - | 138,287,813 | 138,281,099 | 138,281,099 | 11,311,044 | 6,714 | 138,287,813 | - |
| TRN02-00 | Gardiner/Lakeshore | Planning | 8,852,966 | 120,000 | 8,972,966 | 8,693,119 | 8,339,086 | 614,255 | 279,847 | 8,972,966 | - |
| Grand Total | | | 705,825,346 | 6,089,961 | 711,915,307 | 545,870,701 | 517,877,365 | 50,021,723 | 164,027,757 | 709,898,458 | 2,016,849 |



**Board Work Package Risk/Status Report
As At September 30, 2015**

DRAFT FOR DISCUSSION

| 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: 10%; background-color: #4f81bd;"></div> | EA / Precinct Planning | ✗ | ✓ | ✓ | ✗ | Gardiner design has impacted scope and timing of work |
| CWF03-01 | Queens Quay Revitalization & Public Realm | Construction | <div style="width: 20%; background-color: #4f81bd;"></div> | Construction | ✓ | ✓ | ✗ | ✗ | No funding agreement under negotiation |
| CWF05-00 | MT27 Development | Planning | <div style="width: 30%; background-color: #4f81bd;"></div> | Design & Tendering | ✓ | ✓ | ✓ | ✓ | |
| CWF07-03 | MGT West YoYoMa to Stadium Rd | Construction | <div style="width: 40%; background-color: #4f81bd;"></div> | Construction | ✓ | ✓ | ✓ | ✓ | |
| CWF16-00 | Jack Layton Ferry Terminal | Planning | <div style="width: 5%; background-color: #4f81bd;"></div> | Pre-Design | ✓ | ⚠ | ✓ | ✓ | Minor forecast overage addressed in 15/16 LTFP |
| East Bayfront Work Packages | | | | | | | | | |
| EBF02-00 | Demolition, Soil & Environmental Management | Construction | <div style="width: 15%; background-color: #4f81bd;"></div> | Design & Tendering | ✓ | ✓ | ✓ | ⚠ | Environmental risk management solutions for Phase 2 to be finalized |
| EBF02-02 | Coal Tar Containment Barrier (Bayside Phase 1) | Construction | <div style="width: 25%; background-color: #4f81bd;"></div> | Warranty Period/Completion | ✓ | ✓ | ✓ | ⚠ | Monitoring well exceedances recorded - additional testing required pursuant to CPU contingency plan |
| EBF04-04 | Storm Water Quality Management (Stage 2) | Construction | <div style="width: 35%; background-color: #4f81bd;"></div> | Design & Tendering | ✗ | ✓ | ✓ | ✗ | Stormwater Facility tender exceeds budget amount - VE and deferrals being implemented for in-water pipe |
| EBF04-05 | Water's Edge Promenade (Bayside) | Construction | <div style="width: 45%; background-color: #4f81bd;"></div> | Warranty Period/Completion | ✓ | ⚠ | ✓ | ✓ | Budget overage accommodated within Bayside Phase 1 Capital Approval and funding |
| EBF05-02 | External Sanitary Sewer | Construction | <div style="width: 55%; background-color: #4f81bd;"></div> | Construction | ⚠ | ✓ | ✓ | ✓ | Pan-Am Games delayed start of Cherry St. Sanitary Forcemain construction |
| EBF05-03 | Queens Quay (Jarvis to Parliament) | Construction | <div style="width: 65%; background-color: #4f81bd;"></div> | Construction | ⚠ | ✓ | ✓ | ⚠ | City to re-pave QQ from Jarvis to Parliament |
| EBF05-05 | Local Streets (Bayside) | Construction | <div style="width: 75%; background-color: #4f81bd;"></div> | Construction | ✓ | ⚠ | ✓ | ✓ | Budget overage accommodated within overall Bayside Phase 1 Capital Approval |
| EBF05-07 | Aitken Place Park | Construction | <div style="width: 85%; background-color: #4f81bd;"></div> | Design & Tendering | ✓ | ✓ | ✓ | ✓ | |
| EBF05-08 | Bonnycastle Street | Construction | <div style="width: 95%; background-color: #4f81bd;"></div> | Construction | ✓ | ⚠ | ✓ | ✓ | Budget overage accommodated within overall Bayside Phase 1 Capital Approval |
| EBF05-10 | Hydro Connections | Construction | <div style="width: 100%; background-color: #4f81bd;"></div> | Warranty Period/Completion | ✓ | ✓ | ✓ | ✓ | |
| EBF08-01 | Queens Quay East LRT Infrastructure | Planning | <div style="width: 10%; background-color: #4f81bd;"></div> | Pre-Design | ✓ | ✓ | ✓ | ✓ | |
| EBF10-01 | Dockside Development | Planning | <div style="width: 20%; background-color: #4f81bd;"></div> | Pre-Planning | ✓ | ✓ | ✓ | ✓ | |
| EBF10-02 | Bayside Development | Planning | <div style="width: 30%; background-color: #4f81bd;"></div> | Development | ⚠ | ✓ | ⚠ | ✓ | Schedule and funding for Phase 2 design required acceleration in LTFP |
| EBF11-00 | Phase II Development (North of Queens Quay) | Planning | <div style="width: 40%; background-color: #4f81bd;"></div> | Pre-Planning | ✓ | ✓ | ✓ | ✓ | |
| EBF11-01 | Parkside Development | Planning | <div style="width: 50%; background-color: #4f81bd;"></div> | Development | ✓ | ✓ | ✓ | ✓ | |
| EBF11-02 | Quayside Development | Planning | <div style="width: 60%; background-color: #4f81bd;"></div> | Pre-Planning | ✓ | ✓ | ✓ | ✓ | |
| West Don Lands Work Packages | | | | | | | | | |
| WDL05-00 | Corktown Common (or Don River Park) | Construction | <div style="width: 70%; background-color: #4f81bd;"></div> | Warranty Period/Completion | ✓ | ⚠ | ⚠ | ⚠ | Continued FPL delays will trigger additional WT consulting fees/additional environmental monitoring costs likely |
| WDL06-02 | Cherry Street (ROW & Transit Loop) | Construction | <div style="width: 80%; background-color: #4f81bd;"></div> | Warranty Period/Completion | ✓ | ✓ | ✓ | ✓ | |
| WDL06-03 | Stormwater Quality Management Facilities | Construction | <div style="width: 90%; background-color: #4f81bd;"></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: 100%; background-color: #4f81bd;"></div> | Construction | ✓ | ✓ | ✓ | ⚠ | Additional environmental monitoring costs likely due to monitoring results |
| WDL08-00 | Phase I/II Public Art | Construction | <div style="width: 10%; background-color: #4f81bd;"></div> | Pre-Design | ✓ | ✓ | ✓ | ✓ | |
| WDL08-04 | Front Street Public Art | Construction | <div style="width: 20%; background-color: #4f81bd;"></div> | Warranty Period/Completion | ✓ | ✓ | ✓ | ✓ | |
| WDL08-05 | Eastern-Sumach Public Art | Construction | <div style="width: 30%; background-color: #4f81bd;"></div> | Warranty Period/Completion | ✓ | ✓ | ✓ | ✓ | |
| WDL10-00 | Phase I Development | Planning | <div style="width: 40%; background-color: #4f81bd;"></div> | Development | ✓ | ✓ | ✓ | ✓ | |
| WDL11-00 | Phase II Development | Planning | <div style="width: 50%; background-color: #4f81bd;"></div> | Development | ✓ | ✓ | ✓ | ✓ | |
| WDL12-00 | Cherry St. Transit Line Extension | Construction | <div style="width: 60%; background-color: #4f81bd;"></div> | Warranty Period/Completion | ✓ | ✓ | ✓ | ✓ | |
| WDL17-00 | Phase III Development Costs | Planning | <div style="width: 70%; background-color: #4f81bd;"></div> | Pre-Planning | ✓ | ✓ | ✓ | ✓ | |
| Port Lands Projects | | | | | | | | | |
| LDL01-00 | Area-Wide Planning & Preliminary Work | Planning | <div style="width: 80%; background-color: #4f81bd;"></div> | EA / Precinct Planning | ✓ | ✓ | ✓ | ✓ | |
| PFP01-00 | PLFPEI Due Diligence and Project Planning | Planning | <div style="width: 90%; background-color: #4f81bd;"></div> | Procurement | ✓ | ✓ | ✓ | ✓ | |
| Waterfront Wide Initiatives | | | | | | | | | |
| WWI04-00 | Billy Bishop Airport Runway Extension EA Consultation and Peer Review | Planning | <div style="width: 10%; background-color: #4f81bd;"></div> | Environmental Assessment | ✓ | ⚠ | ✓ | ✓ | Project on hold; budget to be re-assessed |
| Miscellaneous | | | | | | | | | |
| TRN01-00 | Union Station Second Platform | Construction | <div style="width: 30%; background-color: #4f81bd;"></div> | Construction | ✓ | ✓ | ✓ | ✓ | |
| TRN02-00 | Gardiner/Lakeshore | Planning | <div style="width: 40%; background-color: #4f81bd;"></div> | Environmental Assessment | ✓ | ✓ | ✓ | ✓ | |

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