**Agenda – Council – January 25, 2024**

**Report – Standing Policy Committee on Public Works – January 9, 2024**

**Item No. 2 Millennium Library Parkade Capital Repair Plan**

STANDING COMMITTEE RECOMMENDATION:

On January 16, 2024, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Public Works and submitted the following to Council:

1. That $14,463,000 be referred to the 2024-2027 multi-year budget process for high priority repairs at the Millennium Library Parkade, as outlined in the capital detail sheet in Appendix A.

2. That $57,000 in 2026 and $208,000 in 2027 be referred to the 2024-2027 multi-year budget to develop preliminary and detailed design cost estimates for 2028 repair work planned at the Millennium Library Parkade, as outlined in the capital detail sheet in Appendix A.

3. That the Public Service include Class 3 estimates for the remaining 2028 and 2030 capital work planned at the parkade in the 2028-2031 multi-year budget submission.

4. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

**Report – Standing Policy Committee on Public Works – January 9, 2024**

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On January 16, 2024, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Public Works and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On January 9, 2024, the Standing Policy Committee on Public Works concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

Mark Cohoe, Executive Director, Bike Winnipeg, submitted a communication with respect to the matter.

# ADMINISTRATIVE REPORT

**Title:** Millennium Library Parkade Capital Repair Plan

**Critical Path:** Standing Policy Committee on Public Works - Executive Policy Committee - Council

**AUTHORIZATION**

| Author | Department Head | CFO | CAO |
|---|---|---|---|
| R. Topolniski | J. Berezowsky | C. Kloepfer | M. Jack |

**EXECUTIVE SUMMARY**

The Millennium Library Parkade, built in 1974, is an underground heated parking facility with 480 parking stalls centrally located in downtown Winnipeg. The parkade is connected to the Millennium Library and the downtown skywalk system. The parkade supports services and businesses in the downtown by providing parking to people visiting the library, working in the downtown, attending special events at the Canada Life Centre and visiting restaurants and shops in the area. A large public park sits above a portion of the parkade.

In 2021, a condition assessment conducted on the parkade estimated that $55 million of capital repairs (Class 5) would be required to keep the parkade operational. Due to the high cost of the repair estimate, a feasibility study was undertaken to determine the best long-term plan for the parkade and to refine the 2021 cost estimates.

The feasibility study reassessed the condition of the parkade and compared the cost/benefit of repairing the parkade, building a new parkade, demolishing the parkade and selling the parkade. These options were balanced against the service level impacts from each option and alignments to Council-approved policies and plans.

When considering capital costs and service level impacts, the feasibility study concluded that repairing the parkade offers the greatest benefit to the City over other all other options explored.

The Public Service is recommending that the City undertake repairs to the parkade as follows:

| Timeframe | Description of Work | Capital Cost |
|---|---|---|
| 2024-2027 | Undertake high priority concrete slab repairs on one level, replace obsolete lighting system controls and replace the air handler unit | $14,463,000 (Class 3 estimate) |
| 2028 | Undertake additional structural, electrical and mechanical repairs and add up to 40 electric charging stations | $3,895,000 (Class 4 estimate) |
| 2030 | Undertake additional structural, electrical and mechanical repairs | $11,627,000 (Class 4 estimate) |
| **Total** | | **$29,985,000** |

Repairing the parkade provides the following service level benefits:

- Provides secure and convenient parking to people working in the downtown and attending special events at the Canada Life Centre as the parkade is connected to the downtown skywalk. This supports access to the Sports, Hospitality and Entertainment District (SHED) in the downtown.
- Provides parking to people visiting or attending programming at the Millennium Library.
- Ensures that persons with disabilities are able to access a barrier-free accessible route from the parkade to the library as well as other downtown destinations via the weather-protected skywalk.
- Supports economic development and residential growth plans for the area, including CentrePlan 2050 and the future redesign of Graham Avenue, which is intended to strengthen this district as an entertainment and destination district directly adjacent to the parkade.
- Allows for continued use of the park above the parkade which is important as there is currently not enough greenspace in the downtown.

Repairing the parkade will take seven years, with high priority repairs taking place between 2024-2027. High priority repairs will be undertaken in the earlier years to reduce the possibility of unplanned closures of the parkade. Other structural, mechanical and electrical repairs will be staggered between 2028 and 2030. The work will take seven years to complete as the mechanical and electrical systems are well past their useful life, being original to the 1974 construction. Overall, these repairs are expected to extend the life of the asset by 25 years.

## RECOMMENDATIONS

1. That $14,463,000 be referred to the 2024-2027 multi-year budget process for high priority repairs at the Millennium Library Parkade, as outlined in the capital detail sheet in Appendix A.

2. That $57,000 in 2026 and $208,000 in 2027 be referred to the 2024-2027 multi-year budget to develop preliminary and detailed design cost estimates for 2028 repair work planned at the Millennium Library Parkade, as outlined in the capital detail sheet in Appendix A.

3. That the Public Service include Class 3 estimates for the remaining 2028 and 2030 capital work planned at the parkade in the 2028-2031 multi-year budget submission.

4. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

## REASON FOR THE REPORT

A comprehensive feasibility study determined that repairing the Millennium Library Parkade is in the best interest of the City. However, the Winnipeg Parking Authority (WPA) does not currently have funding approved to undertake repairs at the parkade.

Only Council can provide budget approvals. As such, this report is being submitted to request that capital budget amounts in recommendations one and two of this report be referred to the 2024-2027 budget process for Council consideration, and that Council be aware of forthcoming budget submissions that will be made in 2028 and 2030 to complete remaining repairs at the parkade.

## IMPLICATIONS OF THE RECOMMENDATIONS

In order to fund the estimated $29,985,000 in capital work to repair the parkade over the next seven years, the WPA's dividend transfer to the City would be reduced by an average $2 million per year to account for debt and financing to fund the repairs and revenue that will be lost while repairs are undertaken.

Overall, repairing the parkade provides a variety of positive service level benefits that support downtown Winnipeg and a variety of Council approved policies and plans.

Costs to electrify the heating system in the parkade, to meet the goals included in both the Winnipeg Climate Action Plan and the Community Energy Investment Roadmap, are not captured in this report as discussions are ongoing with Manitoba Hydro to determine requirements for the conversion to electric heating. Once the requirements and costs are defined, a separate report will be submitted to Council for consideration.

Further, the condition and usability of the elevators used to access the library and skywalk were not assessed as part of the feasibility study. A separate report will be submitted to Council if any accessibility improvements should be undertaken.

## HISTORY/DISCUSSION

### Background

The parkade is a two-level, below ground, heated parkade with 480 stalls that provides a secure parking experience with direct access to the Millennium Library, the downtown skywalk (including the Canada Life Centre) making access to downtown and SHED convenient for customers. Half of the parkade structure is located directly underneath the Millennium Library, while the other half is located underneath the park that sits at ground level to the library.

The Millennium Library Parkade is a key asset in the downtown that supports access to the Millennium Library and other downtown destinations. Based on a survey delivered in 2023, the top two reasons people choose this parkade over others in the area is because it is close to their destination and that it is heated.

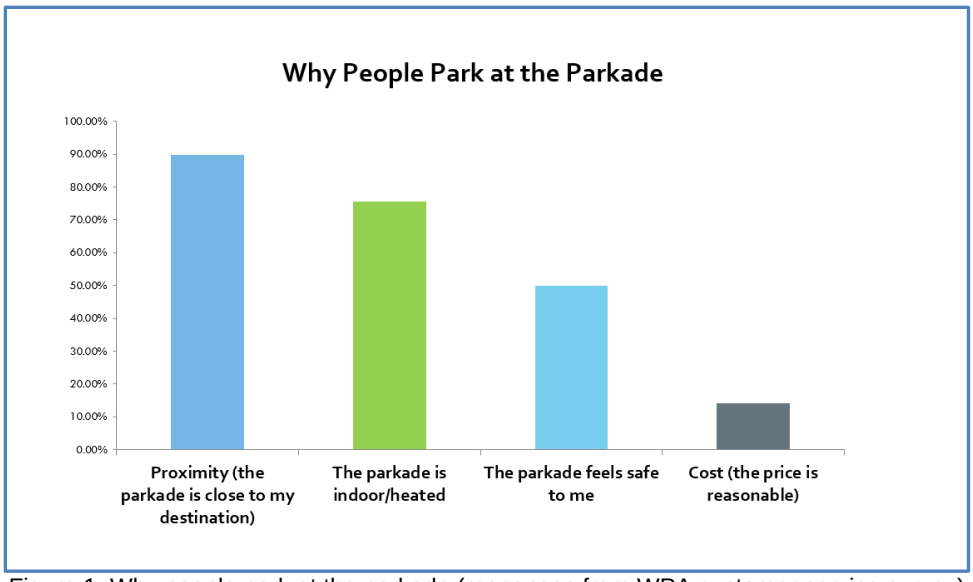

Figure 1: Why people park at the parkade (responses from WPA customer service survey)

For the most part, people parking in the parkade are going to work or attending special events in the downtown.

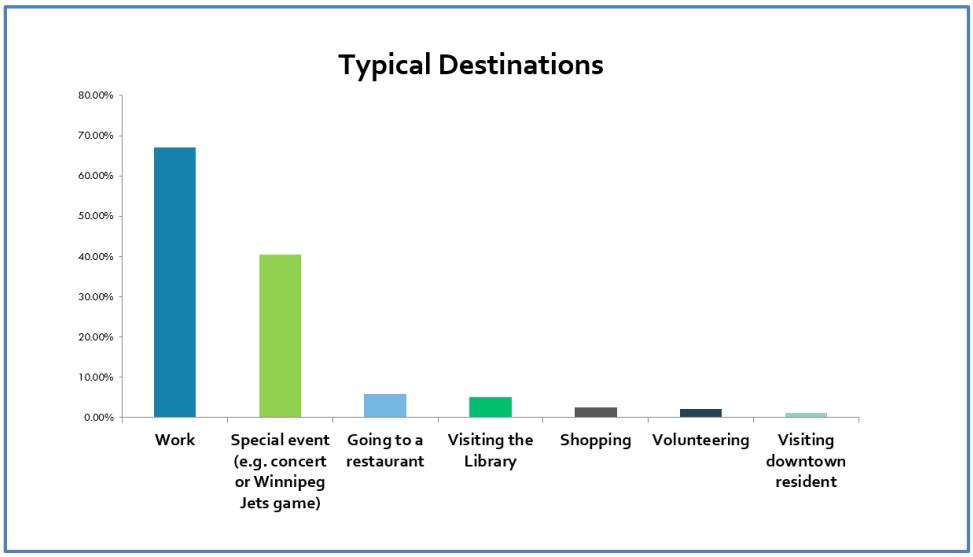

Figure 2: Typical Destinations of Parkade Customers (responses from WPA customer service survey)

## Condition of the parkade

In 2021 a consultant was hired to undertake a condition assessment of the parkade and to identify what it would cost to repair the parkade over the next ten years. The condition assessment identified the following:

- Overall, the structure of the parkade is in fair condition with some areas requiring attention in the short term. Despite structural restoration work undertaken in 2012, a significant amount of concrete deterioration exists on the P1 level of the parkade. While the structure remains safe for use, the concrete deterioration of the P1 slab needs to be

repaired in the short term, while other structural repairs could be undertaken in the medium to long term.

- Electrical and mechanical systems are original to the facility that was built in 1974, are past their useful life. Some high priority systems need to be replaced in the short term, while others could be replaced in the medium to long term.
- The estimated capital cost to repair the parkade over a 10-year period is $55 million.

In 2022, the annual net income for the parkade was $463,000 as compared to $936,000 prior to the pandemic. Following the 2021 condition assessment, it was clear the parkade's net income was not sufficient to cover the estimated repair costs. As such, a second consultant assignment was initiated to undertake a feasibility study on the parkade in order to determine the best long term plan for the asset.

As part of the feasibility study, the condition of the parkade and costs to repair it were re-assessed. The feasibility study confirmed the condition of the parkade required substantial repairs to keep it operational.

Cost estimates to repair the parkade were refined and were determined to be $25 million less than identified in 2021. The 2021 cost estimate was a Class 5 estimate, which range from 50 percent lower or 100 percent higher than the estimated value; the updated cost estimates are 55 percent lower than originally identified. Additionally, forecasts for 2023 are estimating the parkade's net income to be $756,000 in 2023, an increase over 2022 but not yet in line with pre-pandemic revenues.

Of note, the condition and usability of the elevators used to access the library and skywalk were not assessed as part of the feasibility study.

**Options explored in the feasibility study**

The feasibility study focused on comparing the cost/benefit of the following four options:

1. Repairing the parkade
    - In this option, the parkade is repaired and the asset's useful life is extended by 25 years.
    - Structural, electrical and mechanical systems are in good condition within seven years once high priority repairs are complete.
    - The risk of unplanned closures is minimized by undertaking high priority repairs between 2024-2027 and lower priority repairs in 2028 and 2030 respectively.
    - The only enhancement explored in this option is to add up to 40 electric charging stations in 2028.

2. Building a new parkade
    - In this option, the existing parkade is demolished and a new 480 stall above ground parkade is built.
    - Two small parks are built at grade.

- The parkade is above ground and open-air in this option as the existing underground parkade cannot be fully demolished and replaced in the same location since half of the parkade's structure is directly underneath the Millennium Library.

Renderings of the new parkade option shows how the parkade would obstruct the architecturally-significant glass wall of the Millennium Library:

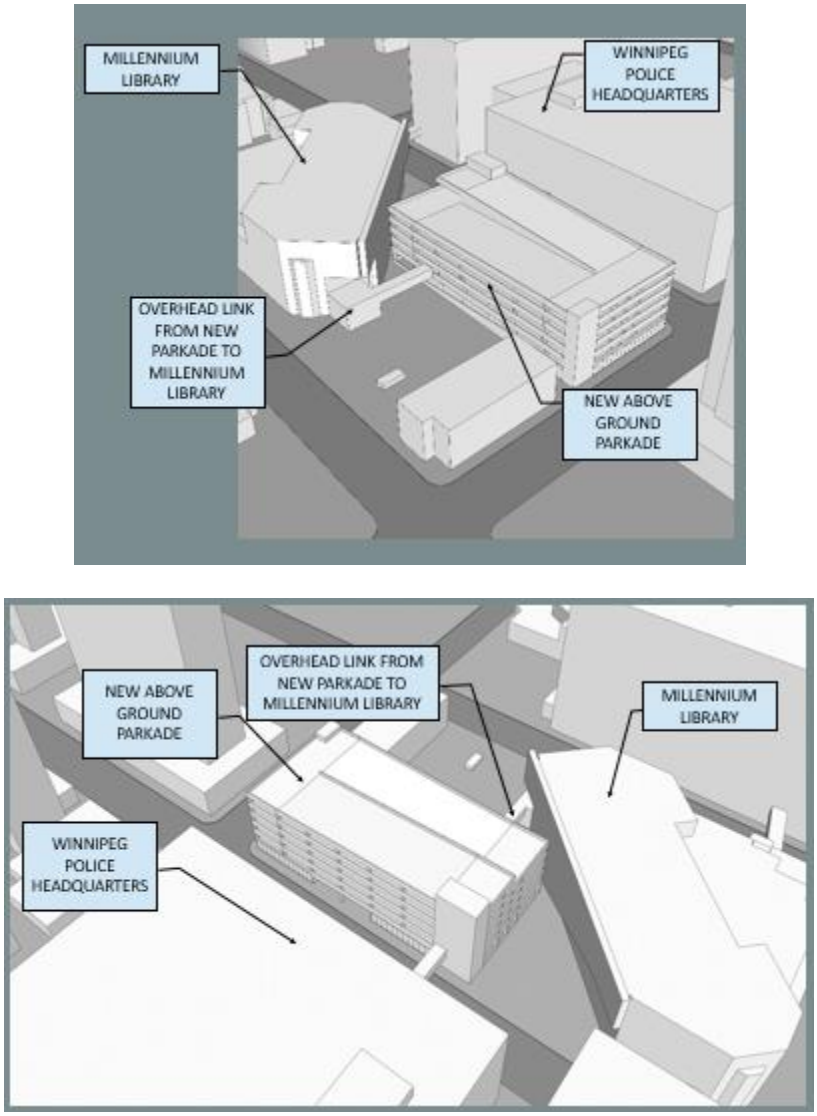


Figure 3: Renderings of a new above ground parkade

3. Demolish the parkade
    - In this option, the existing parkade is demolished.
    - A new park is built at grade (same size as the existing park with the same type of amenities).
    - This results in 480 parking stalls no longer being available for use by patrons visiting or working in the downtown.

4. Selling the parkade
    - In this option, electrical and mechanical systems shared between the parkade and library are split and the parkade is sold.
    - In this option, the future use of the land is unknown and, as such, parking may or may not be offered in this option.
    - The assumption made in the cost/benefit analysis is that parking would be offered as an above ground parking structure.

## Feasibility Study Results

The feasibility study identified that repairing the parkade offers the greatest overall value to the City.

Capital and operating impacts of each option were assessed over a 20-year time period to assess the long term impact of each option in terms of the amount of debt and financing that would be carried with each option and the overall impact on the net income (e.g. if there is no parkade, a loss of annual revenue has to be taken into account).

The cost of all options were balanced against the service level impacts of each option and alignments to Council-approved policies and plans in order to develop a cost/benefit score for each option and determine the best long term plan for the parkade.

Over a 20-year period, the lifecycle costs of each option are:

| Option | Lifecycle Cost (in thousands) | | |
|---|---|---|---|
| | Capital | Operating | Total |
| Repair the parkade | $28,804 | $17,317 | $46,121 |
| Build a new parkade | $48,857 | $26,244 | $75,101 |
| Demolish the parkade | $14,875 | $35,857 | $50,732 |
| Sell the parkade | $10,313 | $25,357 | $35,670 |

In the lifecycle cost analysis a few key points to note are:

- Capital costs are Class 4 estimates, with the exception of costs included in the repair parkade option for years 2024-2027, which are Class 3 estimates. Capital costs do not include administrative charges included in capital detail sheets/budget approvals.
- For all options, operating costs are net new operating impacts (over and above existing operating budgets), including interest costs related to all capital repair loans.
- For the option to repair the parkade or build a new parkade, the operating costs consider revenue lost during construction but do not account for the parkade' s net income of $756,000 per year.
- For the options to demolish or sell the parkade, the operating costs consider the loss of net income from no longer operating the parkade.

When considering costs, service level benefits and alignments to Council approved policies and plans, repairing the parkade offers the greatest value over all options explored.

Service level impacts and alignments to Council approved polices and plans were identified through a stakeholder workshop with a variety of City service areas including:

- Community Services
- Public Works
- Property Planning and Development
- Water and Waste
- Winnipeg Police Service

The majority of stakeholders identified repairing the parkade was the best option to pursue.

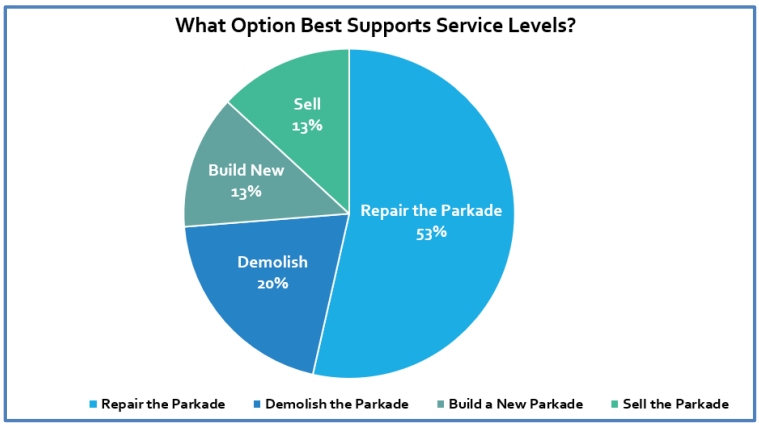


Figure 4: What option best supports service levels (as posed in the stakeholder workshop)

Details of service level impacts and alignments to Council-approved polices and plans for each option are described in the following section.

***Repair the parkade***

This option has the highest benefits score of any option considered with 2,712 points, which means it offers the greatest service level benefit of all options explored. It also aligns with a variety of Council approved policies and plan.

Positive service level impacts include:

- Supports access to the Sports, Hospitality and Entertainment District in the downtown by providing secure and convenient parking to people working in the downtown and attending special events at the Canada Life Centre with a direct connection to the downtown skywalk.
- Provides parking to people visiting or attending programming at the Millennium Library.
- Ensures that persons with disabilities are able to access a barrier-free accessible route from the parkade to the library as well as other downtown destinations via the weather-protected skywalk.
- Supports economic development and residential growth plans for the area, including CentrePlan 2050 and the future redesign of Graham Avenue, which is intended to strengthen this district as an entertainment and destination district directly adjacent to the parkade.

- Allows the park above the parkade to remain open for use, which is crucial given the current shortage of green spaces in the downtown area.

There were no negative service level impacts identified with this option. However, it was noted that consideration should be given to doing an accessibility review in the parkade to identify if there are any improvements that can be made to better support persons with disabilities, including any potential upgrades to the elevators. A separate report will be submitted to Council if any accessibility improvements should be undertaken.

The following alignments to Council-approved policies and plans would be recognized with this option:

- Strategic Priorities Action Plan (SPAP) action items 1.1.1 and 1.4 supports access to downtown libraries and greenspace, which would be accomplished with this option as access to the library and park are maintained. In this option the glass wall of the library is not obstructed which would not change the current user experience in the library.
- Our Winnipeg Complete Communities 2.0 action item 3.4 that encourages the location of major offices uses in the Downtown is supported in this option. Most people parking the parkade are doing so as they work in the downtown.
- Our Winnipeg Complete Communities 2.0 supports attractions in the Sports, Hospitality and Entertainment District and residential/office areas in the downtown which is made possible with this option.
- The Winnipeg Parks Strategy describes the downtown as underserviced in parks space compared to the rest of the City and this option supports maintaining park space in the downtown (as the park above the parkade remains unchanged). Additionally, Our Winnipeg Community Communities 2.0 supports parks and public spaces in the downtown (action items 9.10 and 9.11).

***Build a new parkade***

This option has the second-highest benefits score of options considered at 2,041 points. There are some positive service level benefits with this option but they are somewhat offset by negative service level impacts.

Positive service level impacts include:

- Supports access to the Sports, Hospitality and Entertainment District in the downtown by providing secure and convenient parking to people working in the downtown and attending special events at the Canada Life Centre with a direct connection to the downtown skywalk.
- Provides parking to people visiting or attending programming at the Millennium Library.
- Ensures that persons with disabilities are able to access a barrier-free accessible route from the parkade to the library as well as other downtown destinations via the weather-protected skywalk.
- Supports economic development and growth plans for the area, including CentrePlan 2050 and the future redesign of Graham Avenue which is intended to become a destination space directly adjacent to the parkade.

Negative service level impacts include:

- As the parkade would be six story's above ground, it obstructs the architecturally-significant glass wall of the Millennium Library (a key feature of the library). Obstructing this view undermines the original investment made to the library and makes this option unfavorable as it would negatively impact the user experience at the library.
- The potential size of the new Millennium Park is smaller in this option and the park that is currently one large open space would become two small, disconnected parks. This is a detriment given the current shortage of green spaces in the downtown area. Further, the proposed park configurations are less functional and could, potentially, become a safety issue due to decreased sightlines into the new park areas.
- The parkade is no longer a heated facility, which is one of the main reasons why people are parking at the existing parkade (see Figure 1).

This option aligns with some Council-approved policies and plans but does not align with others as follows:

- Our Winnipeg Complete Communities 2.0 action item 3.4: "Encourage the location of Major Office uses within Downtown" is supported in this option. Most people parking in the parkade are doing so as they work in the downtown.
- Our Winnipeg Complete Communities 2.0 supports attractions in the Sports, Hospitality and Entertainment District and residential/office areas in the downtown, which is made possible with this option.
- Strategic Priorities Action Plan (SPAP) action item 1.4 emphasizes the importance of expanding access to libraries and community spaces especially in the downtown. In this option there may be less interest for the public to attend the library as exterior views and natural lighting are now obscured by an above-ground parkade. This option also makes the community park space less functional which does not support SPAP action item 1.1.1.
- The Winnipeg Parks Strategy is not supported in this option as the existing park is reduced in size and has less functionality as a greenspace. The Parks Strategy does not allow for disposition of parklands unless specific criteria are met, which would not be met in this option.

***Demolish the parkade***

This option has the third-highest benefits score of options considered at 696 points. There are more negative service level impacts than positive impacts in pursuing this option.

Positive service level impacts include:

- Allows the park above the parkade to remain open for use, which is crucial given the current shortage of green spaces in the downtown area.
- Potential to promote and advance alternative modes of transportation by removing parking options in the downtown.

Negative service level impacts include:

- Parking will no longer be available to people visiting the library and attending programming at the library which would be a significant detriment for both library users and staff.
- Parking will no longer be available to people working in the downtown in close proximity to the parkade. This will have a negative impact on a variety of customers, including the Winnipeg Police Service.
- Parking will no longer be available to people attending special events in the downtown.
- As time goes on, it is anticipated that the loss of this parking facility would become a concern as surface lot redevelopment in the downtown takes place and overall parking availability becomes increasingly scarce.
- Does not support the future redevelopment of Graham Avenue as part of CentrePlan 2050, as the parkade is ideally located for future work to strengthen this destination and entertainment district.
- Removes an existing barrier-free accessible route to the library as well as other downtown destinations via the weather-protected skywalk.

This option aligns with some Council approved policies and plans and does not align with others as follows:

- This option aligns with the SPAP action item 1.1.1 to maintain access to downtown greenspace and the Winnipeg Parks Strategy.
- This option does not support the SPAP action item 1.4 to support access to the downtown library.
- This option does not support Our Winnipeg 2045 Complete Communities 2.0 as it does not support access to the SHED.

***Sell the parkade***

This option has the lowest benefits score of any options considered at 46 points.

If the parkade is sold there is a high level of uncertainty on the future land use, with the new owner determining whether parking would be part of any development plans. For the purposes of assigning a cost/benefit score to this option and assessing associated service level impacts, the option assumes a new owner would build a new above ground parkade with access to the library and skywalk system.

If the new owner builds a new parkade and maintains access to the elevators and skywalk system the option would have the following positive service level impacts:

- Supports access to the Sports, Hospitality and Entertainment District in the downtown by providing secure and convenient parking to people working in the downtown and attending special events at the Canada Life Centre with a direct connection to the downtown skywalk.
- Provides parking to people visiting or attending programming at the Millennium Library.
- Ensures that persons with disabilities are able to access a barrier-free accessible route from the parkade to the library as well as other downtown destinations via the weather-protected skywalk.

- Supports economic development and growth plans for the area, including CentrePlan 2050 and the future redesign of Graham Avenue which is intended to become a destination space directly adjacent to the parkade

If the new owner builds a new parkade and maintains access to the elevators and skywalk system the option would have the following negative service level impacts:

- A loss of existing downtown greenspace as a private owner is not likely to include a public park as part of their development plan. This would not support the direction within CentrePlan 2050 which identifies the Downtown as an area in need of additional green space.
- As the parkade would be above ground, it obstructs the architecturally-significant glass wall of the Millennium Library (a key feature of the library). Obstructing this view undermines the original investment made to the library and makes this option unfavorable as it would negatively impact the user experience at the library.

If the new owner builds a new parkade and maintains access to the elevators and skywalk system this option does not align with Council-approved policies and plans, specifically:

- This option does not align with the SPAP action item 1.1.1 to maintain access to downtown greenspace and the Winnipeg Parks Strategy.

While the cost/benefit analysis included an assumption that selling the parkade would result in a new owner building a new parkade, the scoring also took into account the risk that a new owner may not offer parking at the location. If a new owner did not offer parking as part of their plans, all of the negative service level impacts identified in demolishing the parkade would occur.

**Parkade Capital Repair Plan**

The Public Service recommends repairing the parkade over the next seven year as follows:

| Timeframe | Description of Work | Capital Cost |
|---|---|---|
| 2024-2027 | Undertake high priority concrete slab repairs on one level, replace obsolete lighting system controls and replace the air handler unit | $14,463,000 (Class 3 estimate) |
| 2028 | Undertake additional structural, electrical and mechanical repairs and add up to 40 electric charging stations | $3,895,000 (Class 4 estimate) |
| 2030 | Undertake additional structural, electrical and mechanical repairs | $11,627,000 (Class 4 estimate) |
| **Total** | | **$29,985,000** |

As there is no funding in place to undertake the repairs, it is recommended that the following be advanced to the 2024-2027 multi-year budget process for Council consideration:

- Costs to prepare detailed design and repair the parkade between 2024-2027 in the amount of $14,463,000. If these repairs are not undertaken, there is a risk of injury related to the concrete slab deterioration and a risk of an unplanned closure if the air handling unit stops working.
- Costs to develop preliminary design and detailed design for work planned in 2028, in the amount of $57,000 in 2026 and $208,000 in 2027.

The attached proposed capital detail sheets (Appendix A) provide additional information on what years funds would be required to support delivery of the projects for the upcoming multi-year budget between 2024-2027. Funding to undertake repairs in 2028 and 2030 will be advanced to the 2028-2031 multi-year budget process once Class 3 estimate for the repair costs are developed.

Appendix B provides details of total capital repairs needs at the Millennium Library Parkade from 2024 to 2030, including net new impacts to the operating budget. Each capital repair loan is positioned to be paid back over a 15-year timeframe which means that, based on current estimates, the $29,985,000 of estimated repair costs will be paid back by 2045. Until that time, the WPA's dividend transfer to the City would be reduced by an average $2 million per year to fund the repairs.

## FINANCIAL IMPACT

**Financial Impact Statement** **Date:** October 27, 2023

**Project Name:** **First Year of Program** **2024**

Millennium Library Parkade Capital Repair Plan

| all values in FIS are in thousands of dollars | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 and Beyond |
|---|---|---|---|---|---|---|
| **Capital** | | | | | | |
| Capital Expenditures Required | $ 675 | $ 7,686 | $ 3,341 | $ 3,025 | $ 3,819 | $ 11,439 |
| Less: Existing Budgeted Costs | - | - | - | - | - | - |
| Additional Capital Budget Required | $ 675 | $ 7,686 | $ 3,341 | $ 3,025 | $ 3,819 | $ 11,439 |
| **Funding Sources:** | | | | | | |
| Debt - Internal | - | - | - | - | - | - |
| Debt - External | $ 675 | $ 7,686 | $ 3,341 | $ 3,025 | $ 3,819 | $ 11,439 |
| Grants (Enter Description Here) | - | - | - | - | - | - |
| Reserves, Equity, Surplus | - | - | - | - | - | - |
| Other - Enter Description Here | - | - | - | - | - | - |
| Total Funding | $ 675 | $ 7,686 | $ 3,341 | $ 3,025 | $ 3,819 | $ 11,439 |
| Total Additional Capital Budget Required | $ 29,985 | | | | | |
| Total Additional Debt Required | $ 29,985 | | | | | |
| **Current Expenditures/Revenues** | | | | | | |
| Direct Costs | $ 83 | $ 925 | $ 1,498 | $ 1,818 | $ 2,222 | $ 26,046 |
| Less: Incremental Revenue/Recovery | - | - | - | - | - | - |
| Net Cost/(Benefit) | $ 83 | $ 925 | $ 1,498 | $ 1,818 | $ 2,222 | $ 26,046 |
| Less: Existing Budget Amounts | 83 | 240 | 240 | 240 | - | - |
| Net Budget Adjustment Required | $ - | $ 685 | $ 1,258 | $ 1,578 | $ 2,222 | $ 26,046 |

**Additional Comments:** Total capital expenditures of $29.985M reflect estimated costs of necessary capital repairs at the Millennium Library Parkade over the next 7 years (from 2024 to 2030 year). 2024-2027 years include high priority repair work in the amount of $14.463M (class 3 estimate) as per **recommendation # 1** as well as design work of $0.057M in 2026 and $0.208M in 2027 (class 4 estimate) as per **recommendation #2**. Capital work will be funded through external debt over 15 year term.
Direct costs above represent interest cost of the external borrowing as well as principal repayment as noted in capital detail sheets (Appendix A). These costs also include localized concrete repairs and lost revenue in the years capital work is done as reduced amount of parking spaces will be available.
Since neither capital cost nor full operating costs are included into WPA's 2024-2027 budgets, a budget referral is required. If this report is approved future budgets will also have to be adjusted to reflect capital and operating impacts in 2028 and beyond years as per **recommendation #3**. WPA's dividends transfers to the General Revenue Fund will have to be reduced in order to accommodate interest and principal repayment charges as well as lost revenue during construction.

*Lioubov Gavrilova-Crozier, Oct 27, 2023*

Lioubov Gavrilova-Crozier, CPA, CA
Manager of Finance, Winnipeg Parking Authority

## CONSULTATION

This Report has been prepared in consultation with: Legal Services (per legal issues)

## OURWINNIPEG POLICY ALIGNMENT

Our Winnipeg Complete Communities 2.0 action item 3.4 that encourages the location of major offices uses in the Downtown is supported by undertaking repairs to the parkade as most people parking the parkade are doing so as they work in the downtown.

Our Winnipeg Complete Communities 2.0 supports attractions in the Sports, Hospitality and Entertainment District and residential/office areas in the downtown is made possible with undertaking repairs to the parkade.

Our Winnipeg Community Communities 2.0 action items 9.10 and 9.11 support parks and public spaces in the downtown.

## WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Costs to electrify the heating system in the parkade, to meet the goals included in both the Winnipeg Climate Action Plan and the Community Energy Investment Roadmap, are not captured in this report as discussions are ongoing with Manitoba Hydro to determine requirements for the conversion to electric heating. Once the requirements and costs are defined, a separate report will be submitted to Council for consideration.

## WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

As the parkade has a barrier free route from the parkade to the library and downtown skywalk, repairing the parkade supports goal #6 of the Winnipeg Poverty Reduction Strategy to ensure that all City services are equitable, inclusive and accessible.

## SUBMITTED BY

Department: Public Works
Division: Winnipeg Parking Authority
Prepared by: Lisa Patterson, Operations Manager/Ajaleigh Williams, Program Manager
Date: November 2, 2023
File No: WPA-015-2023

Attachments:
Appendix A- Proposed Capital Detail Sheets

Appendix B-Total Capital Repair Needs