

ITEM 8
MANAGER'S REPORT NO. 3
COUNCIL MEETING 91/01/21

TO: MUNICIPAL MANAGER 1991 JANUARY 15
FROM: DIRECTOR PLANNING & BUILDING INSPECTION
SUBJECT: COST COMPARISON OF PROVIDING UNDERGROUND PARKING STALLS
METROTOWN
PURPOSE: To provide information on the cost of underground parking.

=====

RECOMMENDATION:

1. THAT this report be received for information.

R E P O R T

INTRODUCTION

This report is in response to a Council enquiry requesting that staff provide a cost comparison of providing underground parking stalls between the private sector, such as those constructed in Eaton Centre Metrotown, and the public sector, such as the public parking in the Metrotown Civic Centre area.

METROTOWN PUBLIC PARKING FACILITY

The Metrotown public parking facility is one component of the Metrotown Civic Centre which also includes the resource library and civic square. Due to the integrated nature of the prime civic centre components, it is difficult to clearly separate out the cost of the parking facility from the total construction contract. It is estimated that the parking component is valued at approximately \$5.65 million of the overall construction contract price of approximately \$14.83 million. This parking component valuation includes the above-ground pergola/elevator/ walkway canopy, the supporting structural foundations for the civic square development and library building above, and the separate secured parking for library employees and library bookmobile/loading facilities, which specifically requires high ceiling height access ways from the street entry. The parking facility is also constructed to a higher standard than is likely with private facilities with, for example, fully painted walls and columns, high lighting levels, and easy to use entry and exiting ramping system.

With 325 underground parking stalls on 2 levels and 16 on-grade parking stalls, the cost including the special features mentioned above is approximately \$16,500 per stall.

ITEM	8
MANAGER'S REPORT NO.	3
COUNCIL MEETING	91/01/21

PRIVATE PARKING FACILITIES

Inquiries were made with four large architectural firms including the architects for Eaton Centre and Metrotown Centre regarding estimated costs of private underground parking facilities. Again it is noted that it is difficult to distinctly separate out underground parking costs, due to the integrated nature of major projects. Private parking facilities range in quality from utilitarian to enhanced, user friendly with the more utilitarian being, for example, unpainted with "normal" lighting. Special features such as glass vestibules and escalators can also significantly vary the costs. There are also obvious economies of scale such as the examples of Eaton Centre and Metrotown Centre which have approximately 3,000 and 4,000 parking stalls for shoppers, respectively.

125

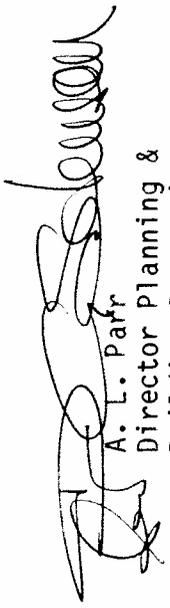
For private underground parking with mechanical ventilation and sprinklering, the costs were estimated to range from approximately \$10,000 to \$15,000 per stall.

SUMMARY

In summary, there are a number of variables affecting the cost of differing underground parking facilities both private and public including quality, design, overall size, economies of scale, and integration with other superimposed facilities. As a result, costs are generated which range from \$10,000 to over \$15,000 per stall.

This is for the information of Council.

ALP
KI:lf


A. L. Parr
Director Planning &
Building Inspection