

# FACTS

## DOWNTOWN HEAD OFFICE

### 233 KENNEDY STREET

#### SELECTION PROCESS

- Business Case – January to April 2014
- Request for Qualifications – June to July 2014
- Request for Proposal – September to November 2014
- Due Diligence – December 2014 to May 2015
- Recommendation and Approval – June to July 2015
- Extended Due Diligence – August 2015
- Purchase and Announcement – September 2015

#### CONSOLIDATION BENEFITS

- Build and strengthen new corporate culture
- Improve workplace communications and teamwork
- Consolidate corporate functions under one roof
- Reduce travel costs between five corporate offices, two casinos and liquor warehouse
- Create cost savings and efficiencies
- Reduce required space and occupancy costs
- Create a quality environment with improved air flow and natural lighting

#### LOCATION BENEFITS

- Contributes to revitalization of downtown Winnipeg
- Proximity to downtown retail, amenities and services
- Transit and parking availability
- Onsite daycare
- Close access to indoor walkways
- Contributes to urban improvement (greenspace, mixed use development, population density)

#### ECONOMIC IMPACT

- Total provincial economic impact of \$46.6M
- 385 full-time person years of employment

#### COST

- \$7.9M for building, parkade and surface parking lot
- \$66M for expansion and redevelopment

#### SAVINGS

- New Head Office will achieve \$23.6M in net savings over 20 years
- Savings are over and above merger savings of \$36M

#### REDEVELOPMENT HIGHLIGHTS

- Construction to begin in early 2017
- Includes an expansion to floors 1-5
- Expansion adds 78,385 sq. ft. over five floors
- Main floor is commercial space and outdoor courtyard
- Floors 2-5 for home of Liquor & Lotteries employees
- Expansion to be built on surface parking lot
- Combined new and old building equals 212,000 sq. ft.
- Redevelopment achieves LEED Silver Accreditation
- Parkade improvements part of redevelopment plans

#### ORIGINAL BUILDING

- 15-floor building opened in 1974
- More than 150,000 sq. ft.
- Parkade built in 1959
- Appraisal value of combined structures \$10.7M

#### CURRENT TENANTS

- 40 tenants operating in building
- Majority of tenants are in the medical field
- Commercial tenants include Salisbury House, Assiniboine Credit Union and PharmaPlus

#### PARKING

- 384 stall parkade built in 1959
- Access from both Kennedy and Edmonton Street
- Five levels above grade; two below grade
- Parkade also part of redevelopment plans