

# High Level Analysis on the Feasibility of Maintaining, Moving or Preserving the Graphic Arts Building - Mitchell and Reed Auction House (the "Artery")

## Recommendation:

That the October 5/6, 2015, Sustainable Development report CR\_2978, be received for information.

## Report Summary

This report provides a high level analysis on the feasibility of a number of options for the Graphic Arts Building and the Mitchell and Reed Auction House (the "Artery").

## Previous Council/Committee Action

At the September 15/18, 2015, Executive Committee meeting, the following motion was passed:

That Administration work with stakeholders to provide a report with a high level analysis on the feasibility of either maintaining the Graphic Arts Building and the Mitchell and Reed Auction House (the "Artery") at their current site, or moving and/or preserving them, including:

- the costs and timing for these options
- any other options that may be identified
- consideration of utilities and foundation conditions
- possible interim use of the space.

## Report

Following the September 15, 2015, Executive Committee meeting, a list of options was developed along with an action plan for the next three weeks. The options are as follows:

1. Restore the Mitchell & Reed Auction House and Graphic Arts Buildings in situ.
2. Move one or both buildings to a temporary site a block away, and relocate to original location in future.
3. Relocate buildings to another location on same site, and restore at later date.
4. Dismantle buildings and store for future opportunity to restore.
5. Protect and preserve most important (heritage) parts of buildings, and reuse in future.
6. Demolish buildings.

Administration commissioned Boreas Architecture & Civic Design, Inc., an Edmonton-based architectural practice with previous experience in conducting similar building

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condition assessments of heritage buildings, to conduct a very "high level" assessment of building conditions of the Mitchell and Reed Auction House and the Graphic Arts Building. Boreas engaged Acumen Cost Consulting to provide construction cost estimating services. The report provides a high level analysis of the feasibility of the options and is included as Attachment 1. A summary of these costs along with other financial considerations is included in Attachment 2.

Members of the public that had registered to speak at the September 15, 2015, Executive Committee meeting, and other interested parties were invited to two meetings. The options and any available information was shared and discussed at the meetings held on September 23 and 30. There was general consensus around the table about the difficult challenges associated with each option.

Other arrangements have been made for a site on the north side of Jasper Avenue to be used for LRT laydown which allows more time to thoroughly explore the options that would result in the best outcome.

### Next Steps

Administration intends to continue to collaborate with stakeholders and will consider completion of more detailed analysis through:

- preparation of a detailed building assessment report (expected to cost roughly \$60,000)
- a detailed historical assessment (expected to cost roughly \$50,000)

The timing and source of funds for this work has not yet been identified. Administration will return to Executive Committee before January 2016 to identify the timing and source of funding for this work.

### **Public Consultation**

Two meetings were held with members of the public who attended the September 15, 2015, Executive Committee meeting. The meetings were held at 6 p.m. on September 23 and 30.

### **Budget/Financial Implications**

Completing a detailed building assessment is expected to cost \$60,000 and a detailed historical assessment is expected to cost an additional \$50,000. No source of funds has yet been identified for this work.

High level estimates of costs for the six options are provided in Attachment 2.

### **Attachments**

1. Building Assessment Report
2. Summary of Costs