

Report to Council



Date: December 3, 2018
File: 1810-50
To: City Manager
From: Project Architect, Parks & Buildings Planning
Subject: Protection of the Fire Damaged Fleming House
Report Prepared by: Paul Reyes, Project Architect

Recommendation:

THAT Council receives, for information, the report from Parks & Buildings Planning dated December 3, 2018, with respect to the protection of the fire-damaged Fleming House;

AND THAT Council direct staff to proceed with a temporary roof and other modifications to protect the remaining Fleming House structure following the July 2, 2018 fire.

Purpose:

To seek Council approval to proceed with the protection of the remaining Fleming House structure.

Background:

The Fleming House was badly damaged by fire on July 2, 2018. Staff was initially in discussion with the Central Okanagan Heritage Society (COHS) to complete the entire remedial and salvage scope. However, the subsequent discovery of asbestos and lead paint on site then necessitated specialized contractor services.

Following a hazardous materials study and subsequent lab assessments by Peak Environmental, staff proceeded with a contract with Stutters DKI for hazardous material abatement and structural safety. The total contract value was established at \$71,500, funded from the 2018 Risk Management Insurance Deductible budget.

The work was halted on October 19 due to safety concerns raised by Stutter's engineer, which would have necessitated additional destructive measures to be undertaken for the work to continue. On October 25, staff met with COHS representatives to review these safety concerns and the potential permanent loss of heritage elements (See Attachment 1 – Fleming House Site Photos 2018 10 25). COHS expressed the desire to complete the remainder of the cleanup and salvage works, and include a temporary, protective roof to prevent further moisture damage to the remaining structure. The

Stutters DKI scope was revised to terminate at completion of external work, pending City staff review of the COHS proposal.

COHS recommended “to do the minimum necessary to mitigate current threats, and preserve the building for future restoration or rehabilitation”. Their concern for the Fleming House is echoed by the Kelowna Museums Society Executive Director. City staff have discussed and concur with this recommendation.

Staff recommendation is therefore to proceed with these works to ensure the remaining structure is structurally sound and provides protection against the elements. The proposed works will remain within the original remedial budget. This will afford the City more time to determine a more considered approach for the future of these heritage assets.

As the Okanagan Rail Trail becomes more popular, pedestrian and cycling traffic adjacent to this site will increase, and interest in these buildings may also increase. Hence there may be increased potential for future restoration works to be assisted through appropriate adaptive reuse of the Fleming House and/or the Brent’s Grist Mill adjacent.

Financial/Budgetary Considerations:

The City maintains an annual Insurance Deductible budget administered by Risk Management. For property losses, \$100,000 is the current insurance deductible level. The budget reserve is used to fund losses under the \$100,000 level.

The total cost to date for the Stutter’s contract to make the site safe and remove hazardous materials, including the removal of all lead contaminated siding and the sealing of all existing openings is \$43,776. There is a potential for trace amounts of asbestos in the fire debris which can be deferred to a later stage and therefore, the Stutter’s contract can be terminated at this stage. The Caherogan Enterprises proposal to protect the remaining historical asset is estimated at \$29,340 for a total of \$73,116. This will be funded by the insurance deductible budget.

The Grist Mill Heritage Park is identified as a P1 project in the 10-year Capital Plan with \$150,000 budgeted for 2021 and \$1.2 million for 2022. This would put the EOI process for long term adaptive reuse partnership in the 2019/2020 timeframe.

Due to the lack of fire suppression infrastructure to the site, these heritage buildings are presently uninsurable. Until a fire hydrant is installed to service this site or other fire prevention measures are put in place, the risk to these heritage assets remain high and will continue to carry significant financial loss exposure for the City. Staff is continuing to investigate alternate modes of fire prevention that would be acceptable to the insurance company in lieu of permanent service installation.

Internal Circulation:

Deputy City Manager
Divisional Director, Infrastructure
Parks and Buildings Planning Manager
Building Services Manager
Safety and Risk Manager
Long Range Policy Planning Manager
Cultural Service Manager
Community Engagement Manager
Budget Supervisor

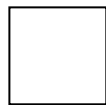
Considerations not applicable to this report:

Legal/Statutory Authority:
Legal/Statutory Procedural Requirements:
Existing Policy:
Personnel Implications:
External Agency/Public Comments:
Communications Comments:
Alternate Recommendation

Submitted by:

Paul Reyes, Project Architect, Parks & Buildings Planning

Approved for inclusion:



Alan Newcombe, Divisional Director, Infrastructure

Attachment 1 - Fleming House Site Photos

Attachment 2 - Caherogan Enterprises Proposal

Attachment 3 - Kelowna Museums Society Curatorial Opinion on Brent's Mill

Attachment 4 - Brent's Grist Mill Heritage Park Fleming House Fire damage - presentation

cc: Deputy City Manager
Divisional Director, Active Living & Culture
Divisional Director, Community Planning & Strategic Investments
Divisional Director, Corporate Strategic Services
Divisional Director, Financial Services
Divisional Director, Human Resources
Divisional Director, Infrastructure
Infrastructure Operations Department Manager