Then …

- **William Tomison** is credited with founding the City of Edmonton. He established the first Fort Edmonton for the Hudson’s Bay Company in 1795. Tomison named “Edmonton” after Edmonton, England. His name is etched in the southwest corner of the building.
- In 1894 the HBC built a new freestanding saleshop on the corner of Jasper Avenue and 103 Street … a single retail floor with living quarters upstairs for the manager.
- **When the Hudson’s Bay Building opened to the public in 1939 at a then-staggering cost of $1 million, it was the biggest retail space Edmonton had ever seen.** More than 20,000 people passed through the glass doors of the building within two hours – nearly one-fifth of Edmonton’s total population at the time.
- The 1939 building was two stories plus basement and covered the block along Jasper Ave.
- In 1948 more office and merchandising space was added on a 3<sup>rd</sup> floor.
- In 1956 the building expanded its three floors to the north for a final size of an impressive 380,000 gross square feet.
- **The ever-popular and fondly remembered Malt Stop was located in the northeast corner of the concourse level.**
- In 1967, the city assessed the building as its most valuable piece of property at $3,226,820.
- In 1989, the city designated the site a Class “A” historic resource.
- In 1989, the Hudson’s Bay Company sold the building to a private developer and continued to lease 118,000 square feet.
- In 1995, the Bay closed this store, leaving the location they had occupied for 100 years.
- The building sat mostly empty after that for many years; unsuitable for the needs of most developers. The historical designation meant that it couldn’t be torn down to build an office or condo tower. Real estate markets were slow, and the floor plate was simply too large for many.
- **What was a challenge for others was the perfect opportunity for the University of Alberta.**

Now …

- **The University of Alberta bought the Hudson’s Bay building in fall 2005.** The only tenant at that time was the CHUM group of companies, including Citytv and the Bounce radio station.
- **The building was renamed "Enterprise Square" in October 2006 to recognize its history as a centre of commerce and its future as the home of creative and entrepreneurial activity.** The name reflects the enterprising spirit of Edmonton and of the U of A’s students and tenants.
- "Square" refers to the shape of the building and the open atrium that will become a form of town square – a gathering and meeting place for those who work, study and visit.
- With an estimated total price tag of $86.5 million, Enterprise Square has truly been a partnership, with financial contributions coming from the Government of Canada ($15 million), Government of Alberta ($15 million), and City of Edmonton ($7.5 million).
- The University has leased an additional 30,000 square feet in the adjoining 102 Street Centre for Faculty of Extension classrooms.
• The two-year overhaul was ambitious, including the addition of a 4th floor, which increased the building’s total gross area to 461,000 square feet, and the creation of a bright open space enhanced by the atrium and a 5th floor clerestory.
• **IKEA’s south side store could fit inside Enterprise Square.**
• During the early planning stages, it was expected that the Enterprise Square transformation would take upwards of four years. All told, it took less than 28 months.
• The Art Gallery of Alberta moved in during March 2007, and U of A academic and administrative units have progressively moved in starting in August 2007.
• **600 people will work in Enterprise Square** – half from the university and half employed by additional tenants.
• The Faculty of Extension has the largest presence in Enterprise Square and serves more than 7,000 students per semester.
• The School of Business Executive Education will serve over 1500 learners in 2008.

<table>
<thead>
<tr>
<th>Location</th>
<th>Tenant</th>
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<tbody>
<tr>
<td>Concourse</td>
<td>Faculty of Extension</td>
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<tr>
<td>Main Floor</td>
<td>Art Gallery of Alberta</td>
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<td></td>
<td>Fantasia Gelateria e Caffe</td>
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<td>Citytv, Bounce Radio</td>
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<td>U of A Alumni Affairs</td>
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<td>U of A Bookstore</td>
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<td>U of A Faculty of Arts</td>
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<td>U of A Faculty of Extension</td>
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<td>U of A School of Business</td>
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<td>U of A Administrative Information Systems</td>
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<td>U of A Advancement Services</td>
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<td>U of A Development Office</td>
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<td>U of A International</td>
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<tr>
<td>4th Floor</td>
<td>TEC Centre</td>
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<tr>
<td>102 Street Centre</td>
<td>Faculty of Extension</td>
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</tbody>
</table>
The Construction Story

Prime Consultant  Stantec Architecture Ltd.

Sub Consultants  Structural  Read Jones Christoffersen Ltd.
               Mechanical  Hemisphere Engineering Inc.
               Electrical  Stantec Consulting Ltd.
               Elevators  Vertech Elevator Services Ltd.

Contractor   Clark Builders Ltd.

• The consultant team was retained on September 30, 2005
• Clark Builders entered the site mid November 2005 and will leave early 2008
• More that 600 people were involved in the project overall.
• A sign of the times … the top three hardest trades to fill were glazers, millwrights and drywallers.

Demolition

• Interior demo started Feb. 1, 2006 and was done April 1 during atrium cut
• Mechanical shafts were 5 bricks thick with a clay liner - all was demolished by hand for safety reasons – there were live lines feeding Citytv and for sprinklering the building
• Demolition of roof and the HVAC structures thereon was all done by hand
  o Roof demo required 14,000 man-hours
  o Removed two concrete and brick structures – each the size of an average two-storey house – both sitting on the 4th floor. Done with jackhammer, wheelbarrow and two alternating bins on roof with crane lowering to street.
  o 2 structural steel buildings 3000 to 4000 square feet each were unbolted and lowered down
• Total 2.7 million pounds of material was taken out in demolition
• Next step – reconstruct the structure for the addition – formed and poured concrete walls and pilings, stripped roof membrane

Challenges

• No roof from spring snow melt through December 2006 with heavy rainfall in the summer
• Night shifts for months 24/7 ensured rainwater was diverted (needed to ensure Citytv kept dry and operational at all times)
• Had to stay quiet for Citytv during broadcasts … no jack hammering, no drilling, no grinding

Construction

• Tower crane arrived Sept. 2006 and left Feb. 2007 – had to block off 103 Street
• The tower crane was 100 ft high with 190-foot boom, and weighed 360 tons
• Sat on rails on top of the 4th floor
• Had to be on rails so it could be positioned and re-positioned in such a way that when boom swung it wouldn’t hit surrounding buildings
• As portions complete, they would bring other crane back, shorten boom, and relocate on rails to other locations. Once tower crane was in, it stayed in place

Challenges

• Had a 20’ x 200’ space to load concrete trucks or pumps
• All concrete had to be pumped up over the 4th floor and back into the building’s cavity
• Logistics and security issues were constant
Atrium Construction
- Floors 2, 3 and 4 were sawed out - crews started on 4th floor and worked their way down floor by floor
- Started cutting through the winter months – most were night shifts because the crane was in use during day on other work - total process took 5 months
- Saw cut concrete 12” thick into 4’ squares - lifted them out with crane onto trucks to haul away
- Elevator wall is new – poured in sections floor to floor (set forms up on main, pour, strip, reset on next floor) … used pump truck to pump up over 4th floor and down into forms
- **Total 6.25 million pounds of concrete and steel was cut out to create the atrium**
- Total height of the atrium is 86 feet (26.2 meters)

Two Buildings are “Stitched” Together …
- The 1939 building was two stories plus basement and covered the block along Jasper Ave.
- In 1948 more office and merchandising space was added on a 3rd floor.
- In 1956 the building expanded its three floors to the north for a final size of 380,000 gross square feet.
- Buildings weren’t adjoined originally, but demolition to construct the atrium cavity necessitated joining them
- They are stitched together with 450 bolts - each 30” long by 1-1/4” diameter
- Had to core holes for the bolts and then install – took 3 months to do
- If you look up, the ceilings are different in the two buildings – this is because there was no plywood yet in 1939, so contractors used planks

Original Features That Have Been Preserved:
- The exterior of the 1st and 2nd floors remains unchanged
- All exterior doors are original
- Exterior carvings are original
- Main floor window frames and awnings are original
- Escalators are original
- Ceilings in common areas are original but now painted
- 3rd floor exterior tyndall stone was stripped off and catalogued – replaced with zinc cladding
  - Some used for entrance extensions and to replace broken pieces on 1st and 2nd floors
  - Some used on main floor reception desk
  - Some used to make benches at Jasper Avenue entrance
  - Some still in storage to be used for new opportunities
- Many of the floors are original … to clean floors all was scraped off, floors ground, major holes filled with concrete or grout, and sealant applied
- Rare Italian marble terrazzo flooring was unearthed during the renovation on the main floor and portions of the concourse level

Special Feature:
- Look way up … you’ll notice a track in the ceiling of the atrium hugging the wall…this is used to clean the clerestory windows and glass within the atrium.