

May 22, 2015

File: P_M001-005

Carolyn Samko, Senior Project Manager
Heritage Facilities and Capital Planning
Tourism & Culture Division,
Planning and Economic Development
City of Hamilton
Lister Block Building
28 James Street North, 2nd floor
Hamilton, ON L8R 2K1

Dear Ms. Samko:

**Re: Review of St. Mark's Church and Budgetary Update of the Concept Plan –
Report Prepared Under Roster Agreement C12-07-14**

We are pleased to present our report after the review of the current condition of St. Mark's Church in Hamilton, and budgetary update of the concept plan prepared in 2013.

1.0 GENERAL

In February of 2013, we prepared a concept design for redevelopment of St. Mark's Church in Hamilton. The City of Hamilton intended to use the building as a programming space for Whitehern Museum. The secondary use of the space was supposed to be a community centre. The guiding intention was to maintain and restore interior historic features, and add washrooms and kitchen, following the principle of minimal intervention. The exterior of the church was supposed to be restored, including the foundations and roof. Windows and doors were to be restored or replaced as needed. New electrical, mechanical, plumbing, emergency and security systems were required.

The design included a construction cost estimate of \$2.3M. This report covers description of observations based on visual review, review of the scope of work proposed in 2013, and update to the budget pricing. The budget update is based on change in scope of work due to the continued deterioration of the building, and change in unit prices.

Since we submitted the concept design in 2013, Mr. Ian McGillivray retired and asked to be excused from this second review. We contacted Mr. Peter Stewart of George Robb Architect and he agreed to participate.

On April 7th, 2015, Peter Stewart and Nebojsa Ojdrovic visited St. Mark's Church and performed a visual review of accessible areas. This report is based on our proposal dated April 2, 2015, and your purchase order 0000078451 dated 04/27/2015.

2.0 OBSERVATIONS

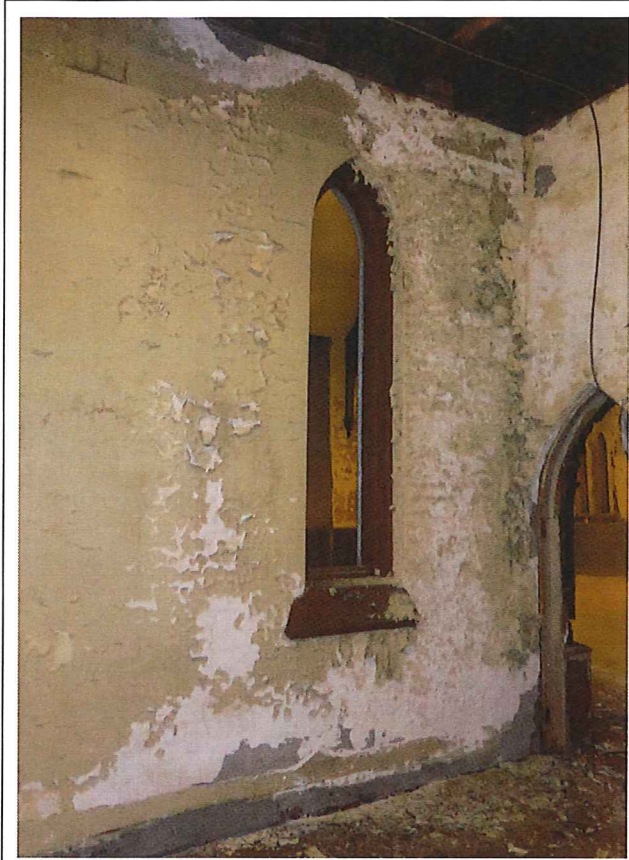
The following photos and captions outline some of our observations.



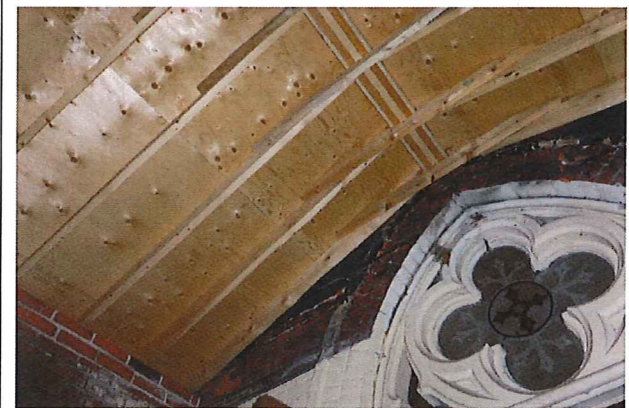
In a few locations, pealed paint on floor indicates that the wall went through a few cycles of wetting and drying.



View of the chancel walls, looking towards east. Darker spots indicate wet wall areas.



The leakage at connection of vestry roof to the main roof appears to be still present.



The new roof over the vestibule on north wall is performing well.



The condition of exterior masonry is approximately the same. It is reasonable to assume that some additional deterioration has happened, but we did not observe any substantial changes.

3.0 REVIEW OF 2013 BUDGET

In 2013, a preliminary budget was prepared for project feasibility assessment. We reviewed quantities and unit prices used in that budget and concluded that both were reasonable. The scope of renovation work has been assumed unchanged.

The Bank of Canada quotes an inflation rate from Late 2012 to date as 3.8 percent.

Our current review of the building has not revealed any new major deterioration. Three winters have passed since the preparation of that report. The building was unheated, and water was clearly infiltrating the roof, walls and foundations. Freezing and thawing continued. It is difficult to quantify the extent of new damage, but it is reasonable to assume that some damage has happened in these three years. We believe that 10% increase in necessary maintenance work to the building across the board is reasonable assumption.

The following table shows construction cost estimate modified for increased scope of work of 10% and inflation of 3.8%

Construction Cost Estimate Summary

Renovation work, February 2013	\$1,127,000
<u>Scope increase 10%</u>	<u>\$113,000</u>
Sub-total	\$1,240,000
<u>Inflation (3.8%)</u>	<u>\$47,000</u>
Sub-total	\$1,287,000
<u>General requirements and fees (app. 20%)</u>	<u>\$257,000</u>
Sub-total	\$1,544,000
<u>Design and pricing contingency (25%)</u>	<u>\$386,000</u>
Sub-total	\$1,930,000
<u>HST (13%)</u>	<u>\$250,000</u>
Total Construction Cost Estimate	\$2,180,000
<u>Construction contingency (20%)</u>	<u>\$436,000</u>
Total Construction Cost Estimate Including Contingencies	\$2,616,000

4.0 CONCLUSIONS AND RECOMMENDATIONS

A visual review was performed to assess current state of St. Mark's Church in Hamilton. No major change in building condition was observed since our last visit in fall of 2012. The unheated building continued to deteriorate at a slow rate. It is assumed that the extent of deterioration has increased by 10% since 2012.

The scope of work and unit rates were re-evaluated and found to be reasonable for that time. The Bank of Canada inflation rate since late 2012 of 3.8 was applied to the estimate.

The total construction cost estimate including contingencies and fees is \$2,616,000.

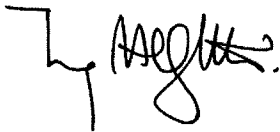
5.0 DISCLAIMER

Estimates contained herein are based on the experience of the consultant team, published construction costs (if applicable) and discussions with various trade contractors (if applicable). Actual costs may vary depending on the economic climate at the time of tender, final design decisions and material selections by the owners and any unforeseen conditions that may arise that were not visible and/or accessible at the time of inspection.

We hope that this report meets your expectations. Please do not hesitate to call, should you require any clarifications.

Yours very truly,

OJDROVIC ENGINEERING INC.



Nebojsa Ojdrovic, Ph.D., P.Eng.

GEORGE ROBB ARCHITECT



Peter Stewart – Partner
b.arch, OAA, MRAIC, CAHP