



February 21, 2024

Kim Coombs, CMM III MLE Executive  
City of Hamilton Property Standards/By-laws  
71 Main Street West, 3rd Floor  
Hamilton, Ontario  
L8P 4Y5

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## Cost Consulting Analysis of Building Façade Collapse Damage

Owner: Ellia Kitchen & Sheila's Place  
Location: 455-457 King St East Hamilton  
Order to Comply No.: 22-114801 00 MLE  
Our File No.: 2208-0503-ZP

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Per your request, Element Consulting Services was retained to prepare cursory estimates for the options of repair pertaining to the by-law order (No. 23-114801 00 MLE). Further to our initial scope of involvement, our office was requested to provide a more detailed breakdown of the costing associated with the options for repair.

To conduct our field review and site documentation, our office attended the site on February 14, 2024. This is the third report prepared by our office. Our first report provided cursory costing estimates for the requested scope of work.

The incident building comprised three storeys of mixed commercial and residential use. The building was divided into four addresses, #455 (west end), #457, #459, and #461 (east end). It is our understanding that #459 was the kitchen under #457. For reference purposes within this report, #459 is understood to be a part of #457 and will share any associated recommendations. The overall complex appeared to have a building area<sup>1</sup> greater than 6,458 sqft (600m<sup>2</sup>), however it was subdivided by firewalls along the property lines.

The building was reported to be approximately 122 years old, having been constructed in 1900. The building superstructure<sup>2</sup> comprised multi-wythe brick perimeter walls and firewalls with conventional wood framed interior walls, floors, and roof structures.

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<sup>1</sup> Building area means the greatest horizontal area of a building above grade, within the outside surface of exterior walls, or within the outside surface of exterior walls and the centerline of firewalls.

<sup>2</sup> Superstructure – the above grade component of the building



The roof was constructed with roof joists in a flat/very low slope configuration, with mansard roof projections that extended from level 3 of #455, #457, and #459. The roof was sheathed in plank board and surfaced with a membrane roofing application. The roof membrane assembly had not been confirmed at the time this report was prepared.

The interior surfaces (walls and ceiling) were predominantly finished with a mix of gypsum board and lath and plaster.

The purpose of this report is to provide further commentary and breakdown of the costs for the options of repair. Option 1 is a full demolition of the building superstructure down to the foundation. We have included the associated breakdown to reconstruct the building for reference purposes. Option 2 is a restoration approach to repair the visibly damaged elements to return the building to a stable condition. The options were explored to address the requirements outlined in the municipal by-law order issued by the City of Hamilton.

The estimated values are based on the scope of work required to repair and address the emergency measures (ie. demolition of the front elevation) that have been conducted to date. We have not accounted for the extent of repairs and scope of work suitable for occupancy.

The cost estimate was formulated using Xactimate which provides a breakdown of the various categories and considers factors such as market prices, industry standards, and our expertise in cost analysis. In reviewing the cost estimate, it is important to note that the values may be subject to change with time and market fluctuations. The following breakdown does include Overhead, Profit and Taxes.

**Option 1A - Demolition:**

Division	Category/Description	COSTS
1	General Requirements – Site supervisor, Engineering, Building materials Temporary toilet/wash station, Scaffolding	\$46,054.00
2	Municipal Services – Removal of Water, gas hydro	\$7,500.00
3	Salvage – Metal staircase, Electrical. HVAC, Plumbing, Metals	\$0.00
4	Demolition – Removal of structure to grade & disposal	\$66,887.00
5	Rough Carpentry – Removal of joining superstructure components by hand in unit 457, Install synthetic stucco wall cladding to seal neighbouring wall 461 to protect against the elements.	\$55,357.00
6	Landscape – Surrounding site protection, back fill basement	\$46,357.00
7	Miscellaneous - DSS reporting	\$2,760.00



8	Miscellaneous – Security	\$17,600.00
<b>Grand Total:</b>		<b>\$242,246.00</b>

### Option 1B - Reconstruction:

Division	Category/Description	COSTS
1	General Requirements - Site supervisor, Engineering, Building materials Temporary toilet/wash station, Scaffolding	\$123,544.00
2	Foundation – New poured footings and foundation system,	\$90,091.00
3	Masonry – Double wythe masonry wall to match existing.	\$675,356.00
3	Windows & Doors – Level 1 curtain walls, aluminum, wood, and vinyl windows & doors to match existing.	\$38,854.00
4	Exterior Finishes – Metal staircase, window covering	\$6,140.00
5	Framing Rough Carpentry – Floor & ceiling joists, sub floor, staircase for all units, and required framing to match existing.	\$205,964.00
6	HVAC – New HVAC system for all levels.	\$121,135.00
7	Plumbing – New plumbing system for all levels.	\$35,033.00
8	Electrical – Meters, panels, wiring, plugs, receptacles, light fixtures.	\$97,735.00
9	Interior finishes – Plaster walls and ceilings, drywall, baseboards, doors and jambs, casement, paint, flooring, kitchen cabinetry and washrooms.	\$530,990.00
10	Roofing – Modified bitumen roof system and flashings.	\$37,248.00
11	Landscaping – Decks, walkway, parking area.	\$43,866.00
<b>Sub Total:</b>		<b>\$2,005,956.00</b>

### Option 2 - Restoration:

Division	Category/Description	COSTS
1	General Requirements	\$38,327.00
2	Demolition & Temporary Measures	\$49,333.00
3	Structural/Framing & Rough Carpentry	\$26,852.00
4	Exterior Finishes Doors & Windows	\$27,306.00



5	Masonry	\$42,685.00
6	HVAC	\$4,017.00
7	Electrical	\$2,411.00
8	Miscellaneous – DSS Reporting	\$5,184.00
9	Miscellaneous – Site security	\$25,972.00
<b>Sub Total:</b>		<b>\$222,092.00</b>

It is our understanding that the adjacent building #461 is structurally independent of the incident building. However, pending the option for repair, we recommend the owner of the adjacent building owner retain the services of an appropriate professional to provide commentary on any associated measures to protect and/or mitigate damage to the building, as applicable..

We trust you find everything in order with our analysis. Should you have any questions or concerns please feel free to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Kulawic".

Mike Kulawic, CFEI

Cost Consultant

Report # 6 – 455-457 King St E