

Attachment 1

House State of Good Repair – Urgent Costs

Purpose

R. J. Burnside & Associates provided an estimate in 2017, of potential costs to complete repairs to the Mulock House. These values are updated based on 2022 construction costs.

Construction Cost including Contingency

The present COVID-19 pandemic has caused significant variations in construction costs. For the Mulock Park project, cost consultant A. W. Hooker Quantity Surveyors recommended a 15-20 percent contingency. A total 30 percent contingency is therefore applied to estimated costs, to account for potential unknown conditions and impact of COVID-19 on construction prices.

Table 1 summarizes the potential construction cost, based on R. J. Burnside's estimates from 2017, updated to 2022.

Table 1: Preliminary Construction Scope & Estimated Construction Cost, 2022

Building Element	Recommended Repair	Budget Cost (2017)
Slate roof	Replace slate shingles and flashing Replace eavestrough, downspouts, soffit & fascia.	\$275,000
Attic insulation	Increase attic insulation and install venting	\$25,000
Flashing at flat roof edge	Repair and replace flashing	\$20,000
Built up roof membrane	Replace membrane with modified roof-to-roof detail Replace wood picket guards	\$100,000
Verandah	Further investigation: cash allowance for repair Note verandah boards and joists must be removed for foundation repair	\$75,000
Foundation	Repoint interior stone masonry veneer Install helical ties Excavate, clean, and parge exterior masonry veneer Inject hydraulic lime grout to full extent of rubble wall Replace stone units at coring locations Excavate and waterproof exterior masonry veneer	\$965,000
Subtotal Estimated Cost (2017)		\$1,460,000
Estimated Inflation 2017-2022 @ 14.8% ¹		\$299,000
Subtotal Estimated Cost (2022)		\$1,759,000
30% Contingency		\$528,000
Estimated Construction Cost (2022)		\$2,287,000

These values are rounded up to the nearest thousand dollars. Allowing for Consulting Services budget in the range of 10% of construction costs for estimating purposes, consulting costs may be expected in the range of \$220,000. This estimate may be refined as the construction scope is more fully defined.

In conclusion, total cost for state of good repair design and construction is estimated at \$2.5 million (plus tax).

¹ Statistics Canada, Non-Residential Building Construction Price Index, 2017-2020, plus 4.5% per annum for 2021 and 2022.