

Building Condition Assessment - Breakwater Books Building and Former Roebothan-McKay-Marshall Law Building

96-100 Water Street and 205-211 Duckworth Street, St. John's NL

**Government of Newfoundland and
Labrador, Department of
Transportation and Infrastructure
Building Condition Report
Client Reference no. 102405008**

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Transportation and Infrastructure
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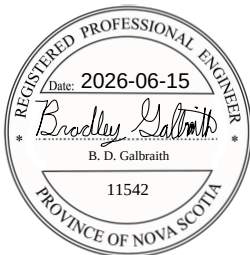
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Executive summary

Englobe Corp. (“**Englobe**”) and its architectural partner, LAT49 performed a Building Condition Assessment of the former Breakwater Books Building as well as the remains of the adjacent buildings on the property damaged by a fire in 2011. The property currently belongs to the Government of Newfoundland and Labrador, and the Department of Transportation and Infrastructure (“**DTI**”) is seeking technical support from experienced consultants to determine the suitability of the building and the site for redevelopment as it continues to evaluate its needs for the property. To support the building condition, Englobe’s Geotechnical, Materials and Environmental division conducted a Hazardous Building Materials Survey (“**HBMS**”) and a Phase II Environmental Site Assessment under the scope of the project, giving a full spectrum of visibility to the areas of value, as well as the hazards and scope of improvements required to redevelop the building and site. This report was prepared using the framework provided in *ASTM E2018 Standard Guide for Property Condition Assessments*.

The Breakwater Books building is a four-storey detached light-framed structure in St. John’s (the “**City**”) built in the late 1890s following the Great Fire of 1892 and follows the Southcott architectural style pioneered by architect John Thomas Southcott (J.T. Southcott). It is recognized by the City of St. John’s as a Heritage Building and is one of few buildings in the City that remains largely unaltered on its interior. Development around and adjacent to the building has evolved over time as structures were added, modified, and damaged - most notably by the fire in 2011 that claimed the former Roebothan McKay Marshall Law building on the Duckworth Street frontage. The remains of the former law building have been largely demolished, and the remaining portions of the structure are largely unstable and unfit for reuse. The original Breakwater Books building, and the extension added to the north end of the building remain largely intact but have fallen into disrepair since the property was abandoned after the fire. Large numbers of pigeons currently occupy the upper three levels of the building, resulting in significant accumulation of waste and other biological hazards (i.e. deceased birds), and penetration in the building envelope have allowed water to ingress the building, damaging some architectural features and rendering the remaining plumbing and electrical systems damaged beyond reasonable repair. The structure presents reasonably plumb and true, and the Level 1 structural elements visible from the basement instill considerable confidence in the rest of the structure. The visible bearing elements of the foundation suggest suitability for continued service life, giving reasonably probability the structure can be successfully developed to its current major occupancy, or to a new major occupancy. A building code review was performed to identify shortfalls with the design and construction that would require improvement in order to redevelop the building. Three class “D” cost estimates were prepared to reflect the following options:

- Abate and demolish the buildings and repurpose the site
- Demolish adjacent structures and remediate the Breakwater Books building under its current occupancy (restoration)
- Demolish adjacent structures and remediate the Breakwater Books building under a new use case (recapitalization)

The costing figures presented represent a range of costs which the Department can anticipate regardless of direction chosen. It is our opinion the building presents suitably for redevelopment, and we feel the historical value of the building adds considerable context for further consideration.

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1 Introduction

The Government of Newfoundland and Labrador's Department of Transportation of Infrastructure ("DTI") retained the services of Englobe Corp. ("Englobe") to perform a building condition assessment of the former Breakwater Books building (96-100 Water Street) and adjacent remains of the former Roebathan-McKay-Marshall Law building (205-211 Duckworth Street) (herein referred to as, the "site" or the "subject property"). The purpose of the assessment is to gain understanding of the condition of the remaining structures and assess the feasibility of redeveloping the site.

A qualitative assessment of the site was performed by Englobe and its architectural consultant, LAT49 Architecture Inc. ("LAT49") across multiple visits during the summer of 2025. The results of which are described herein.

1.1 History of site

The former Breakwater Books building at 100 Water Street is a designated heritage building in the heart of downtown St. John's, Newfoundland and Labrador. Officially recognized as a heritage structure in 1987, it is the longest-standing structure on its block, being originally constructed in 1894. After the Great Fire of 1892 devastated much of St. John's, the building was rebuilt for Hannah Martin to replace her previous store lost in the fire. It was built in the Second Empire style popularized in St. John's by architect John Thomas Southcott (J.T. Southcott), characterized by its concave mansard roof and hooded dormers. This architectural style saw a rise in popularity in the aftermath of the Great Fire of 1892 during the city's effort to rebuild and became widely known locally as "Southcott Style." The former Breakwater Books building is a prime example of this type, blending ornate commercial detailing with the residential functions common to late 19th-century downtown mixed-use structures. Hannah's building was a crock shop, commonly referred to as a "crockery," and was one of many stores that made up the commercial fabric of Water Street at the time. Following her death in 1899, the property passed to her daughter Sarah Blanch Harris, whose husband Samuel Owen Steele, a dry goods merchant, founded S. O. Steele & Sons.

The Steele family operated their business at 100 Water Street for nearly a century, establishing the building as a local commercial landmark. After Samuel's death, his son Victor Steele assumed ownership in 1970, followed by his other son James Steele in 1976 when Victor retired. James and his wife later decided to

retire as well, and in 1989 the property was sold to Clyde Rose who transformed the former china shop into Breakwater Books, a renowned local bookstore and publisher. The store remained in operation until June 2010, when a fire broke out in the neighbouring Roebothan McKay and Marshall Law Building off Duckworth Street. The blaze destroyed that property and caused significant damage to the rear of Breakwater Books and marked its closure. The property has since been abandoned and has suffered from pigeon infestation and moisture damage through broken wall and roof openings. The building and surrounding land were later expropriated by the Government of Newfoundland and Labrador in 2024.

Figure 1: Photograph of S.O. Steele & Sons, date unknown (NL Heritage/CSJA #26-01-038)



On the interior, the building has largely retained its floorplan over time. It was originally composed of a larger combined commercial and residential first floor with three residential floors above, and a basement below that could be accessed from the outside. According to the 1987 heritage designation application submitted by the Steele family, the kitchen was originally located in the cellar before later being moved to the third floor, which also contained two bedrooms and a dining room. The second floor featured double drawing rooms, and the top floor held four bedrooms. The first floor has consistently been used for retail and office space.

In 1935, a major renovation converted the second and third floors into offices and storage for the Steele business. Additionally, fire insurance plans and aerial photos indicate that a freight elevator was added in the 1960s, along with additions to the first three floors at the rear of the building. While the fire insurance plans identify only two storeys in this rear addition, photographs and existing structure suggest this is inaccurate. It is possible that it was counted as two floors above Holloway Street, treating the first floor as a cellar space.

When the building was converted to a bookstore in 1989, it was restored by the owner, including renewal of the front façade and refurbishment of the interior. This renovation also added a rooftop patio, skylights above the top-floor bathroom and south stairwell, and a new north stairwell in place of the freight elevator. This renovation was generally done with lower quality materials such as vinyl and much of it needs to be replaced. The building currently links to a ruined storeroom to the north. Fire plans indicate this space was originally connected to what would be the law building off Duckworth Street and became connected to the S.O. Steele & Sons in the 1935 renovation as well. This room was at some point acquired by the Steele family as today there are no doorways to the former law building, but it is unclear when as the plans indicate connection to both buildings up until at least 1967.

Situated adjacent to the Newfoundland National War Memorial which was unveiled in 1924 by General Douglas Haig, the property shares close historical ties to the city's commemorative landscape. Members of the Steele family, Owen and James Steele, both served in the First World War, with Owen being killed in action at the Battle of the Somme in 1916. The War Memorial itself was recently renovated in 2024 to mark its centennial anniversary, a milestone that emphasizes the historical value this property holds to the cityscape and the Province of Newfoundland and Labrador.

The small block once also contained a mechanics hall to the east at 96-98 Water Street, which was cleared sometime between 1983 and 1985; likely for the development of an office building that never came to fruition, as was the shared fate of many historical structures in downtown St. John's during the 80's. The lot has since remained empty and is used as a parking area. Additionally, 102 Water Street to the west of the property was historically a hotel and saloon that was demolished around the late 1960s. It also now serves as parking lot, as well as and rear access to 100 Water Street from Holloway Street.

1.2 Current condition and use

For the purposes of this report, the footprint of the Breakwater Books building including the extension on the north end will be discussed as its own entity and referred to as such. This is to distinguish the intact structure from the demolished law firm and its remaining foundations. The tunnel on Holloway Street which serves to provide access to the north stair and a portion of the remaining foundations will be discussed as part of Breakwater Books.

The Breakwater Books building has been closed and abandoned since the 2010 fire and has been largely neglected and unmaintained. Several areas of the building on the north and west sides, as well as the roof are open to the elements and have allowed pigeons and other pests to enter the building. Water, sanitary sewer, and electrical services to the building have been disconnected following the fire, leaving the building to face yearly environmental conditions without heat or ventilation. Access to the basement which covers the footprint of the original Breakwater Books as well as the north extension limited as its main point of entry is the partially collapsed north stair. Levels 1 through 4 of the subject property contain significant amounts of pigeon feces, as well as active and abandoned nests, and bird carcasses. These levels of the building are currently an active habitat for pigeons, although other bird species could be present. The basement did not feature an accumulation of feces or nesting like the other levels.

Access to the site has been restricted by the implementation of a solid wood barricade around the perimeter and storefront. The point of entry for the building is limited to the double doors on the Holloway Street tunnel which is kept under lock and key.

1.3 Consulting team

The consulting team responsible for the building condition assessment of the site is comprised of the following individuals.

Table 1: Consulting team

Name	Company	Role
Michael Gehue, P. Eng.	Englobe	Structural Engineer
Richard Symonds, BFA, M.Arch, MRAIC, NLAA, NSAA, AANB	LAT49	Architect
Brett Gouthro-Layton, P.Eng.	Englobe	Electrical Engineer
Bradley Galbraith, P.Eng.	Englobe	Electrical Engineer
Jonathan Leahey, P.Eng., LEED® AP BD+C	Englobe	Mechanical Engineer
Mark Gardin, PQS(F), MRICS	QSolv	Cost Consultant



2 Methodology

The building condition assessment was performed under the guidance of **ASTM E2018 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process**. This standard provides a flexible framework for conducting condition assessments of the primary improvements at commercial real estate properties and its guiding principles can be applied to similar situations with aligning objectives. The main components of the assessment adopted for this project are:

- Walk-through survey
- Research and reporting

2.1 Preliminary work

Prior to conducting the building condition assessment, Englobe performed a Hazardous Materials Survey of the site, and a Phase II Environmental Site Assessment. Both activities were precursors the building condition assessment and reporting submitted under separate cover. The hazardous materials survey was used by the building condition assessment team to guide planning and decision making for the walk-through survey as it identified challenges the team could anticipate within the building during the walk-through survey.

2.2 Walk-through survey

As defined in ASTM E2018, the walk-through survey is intended to observe the physical condition of the subject property or site with the express purpose of obtaining information pertaining to the material building systems and building components without employing intrusive or destructive investigating techniques. In the case of this site, the walk-through survey was performed by representatives of Englobe and LAT49, with photo and video records taken. Areas within the building deemed unsafe were observed from a distance, and inaccessible areas such as the roof and remains of the adjacent buildings were captured by drone. As the walk-through survey was qualitative in nature, wall and ceiling finishes

were not removed; therefore, engineering judgement and visual markers were used to infer the condition of the underlying structural elements, as well as the concealed services.

The walk-through survey was conducted over several visits based on the environmental conditions within the building and access to the concealed remains of the adjacent buildings, and special access implemented for the basement. Due to the unsafe condition of the north stair, two (2) access points were cut into the Level 1 floor to allow for safe entry to the basement. This was the only invasive work conducted at the site.

The walkthrough survey covered the following areas of the site:

- Interior of Breakwater Books, including all levels
- Accessible areas of the remaining adjacent structures at ground level
- Exterior parking areas
- Exterior façade of Breakwater books

The following areas were excluded in part or in full from the walk-through survey:

- Upper level(s) of remaining adjacent structures due to concerns with structural integrity
- North stair within the Breakwater Books building extension

2.3 Research and reporting

In parallel with the walk-through survey, Englobe and its consultants researched publicly available information pertaining to the site. Its effort was shared in part with the Hazardous Materials Survey and Phase II Environmental site assessment, with appropriate contextualization applied for each report. As the site contains an abandoned, unmaintained and building, operations and maintenance personnel were excluded from the research phase as no meaningful data could be gathered. All services have been disconnected, and any remaining equipment has been damaged either by fire or fire fighting activities and contain no remaining useful life.

2.4 Assessment

The following section describes how the building systems and its components were assessed following the walk-through survey.

2.4.1 Evaluation criteria

The building systems and its elements were visually evaluated for remaining useful life using the following matrix.

Table 2: Evaluation criteria

Condition Category	Estimated Remaining Useful Life	Description of Category
Good	>8 years	Item or element in question has been recently replaced or is in original condition and shows no visible signs of degradation, wear, or reduced performance
Fair	4 - 7 years	Item or element in question has been in service for some time and is beginning to show signs of normal wear, typical of the estimated age, or accelerated

Condition Category	Estimated Remaining Useful Life	Description of Category
		wear if exposed to unusual conditions or suffers from lack of maintenance
Poor	1 - 3 years	Item or element in question is nearing the end of its useful service life and shows signs of normal wear, typical of the estimated age, or accelerated wear if exposed to unusual conditions or suffers from lack of maintenance
Very Poor	0 years	Item or element in question has met or exceeded its useful service life, or has been poorly or improperly maintained and requires replacement

2.4.2 Drawings and documents

Pursuant to the Request for Proposals, formal records of construction or maintenance, including drawings were not available. To aid in the reporting and costing exercises, architectural as-built drawings of Breakwater Books were prepared and can be found in Appendix A.



3 Sitework and improvements

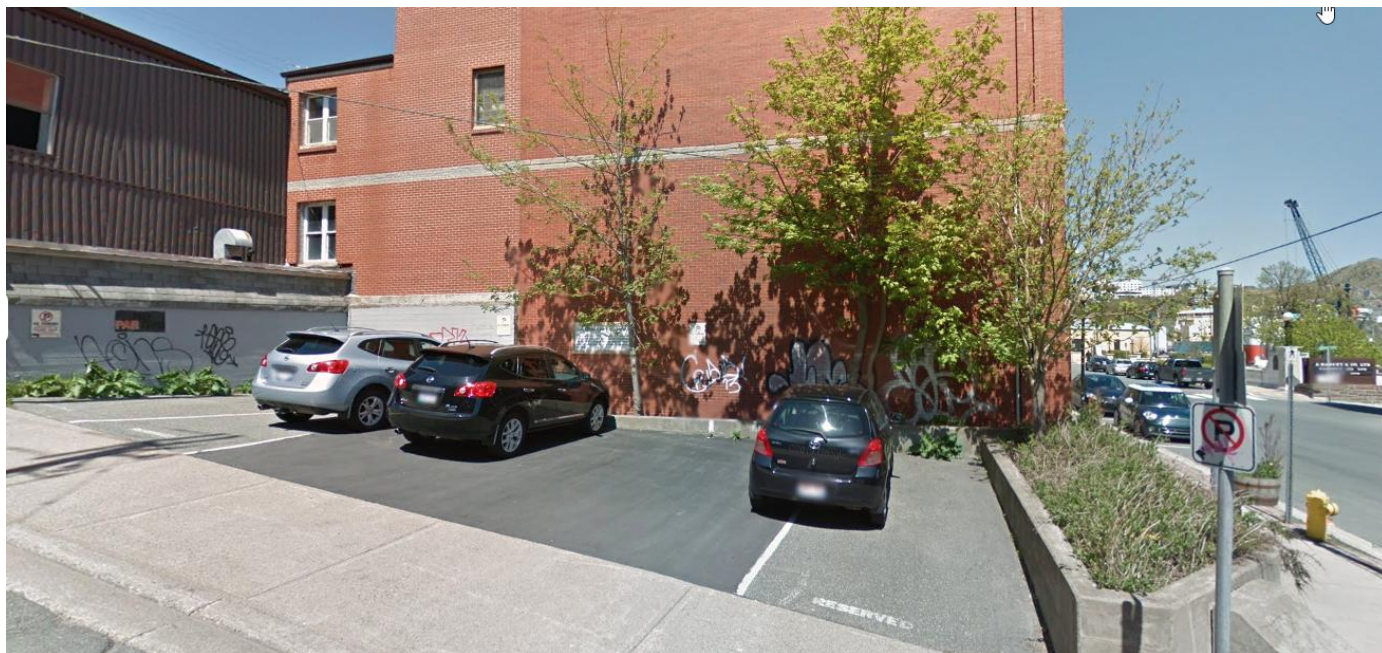
3.1 Parking areas

Delineated asphalt parking areas are found on the west and east sides of the Breakwater Books building. The west side parking area is accessible from the bottom of Holloway Street and contains space for six (6) passenger vehicles. The parking area to the east of the building is also asphalt covered and houses space for an unknown number of passenger vehicles as line painting and layout is not established.

3.1.1 West parking area

Asphalt covering of west parking area is in **fair** condition. Historical imagery indicates partial asphalt resurfacing of three (3) of the six (6) available parking spaces around 2013. Images prior to 2013 capture low spots and multiple potholes. Line painting appears to have been last completed in the summer of 2013. Lines are no longer usefully visible in this area. No subsurface stormwater management infrastructure is present, and depressions visible within the area resurfaced in 2013.

Photo 1: West parking area Showing asphalt repairs (Google, 2013)



3.1.2 East parking area

The asphalt parking area to the east of the building adjacent the War Memorial site is newly constructed as of 2024 as part of the National War Memorial Centennial Project. Similar to the west parking area, subsurface stormwater management infrastructure is not present in the area. The condition of the surface asphalt is **good**, with considerable remaining useful life. It should be noted a full-width asphalt patch is present along the edge of the newly reinstated public sidewalk. It is believed the asphalt surface was cut to accommodate widening and realignment of the sidewalk and deliberately oversized to accommodate construction. A localized depression was observed on the west end of the patch deep enough to retain surface water. This patch is an area of increased vulnerability to water infiltration and will likely see deterioration at an increased rate.

Photo 2: East parking area (Google, 2025)



3.2 Planters

The southwest corner of the property at the intersection of Water and Holloway houses a painted, cast-in-place concrete planter that separates the west parking area from the Water Street public sidewalk. Available historical imagery does not offer an accurate construction date; however, knowledge of construction in this area leads us to estimate its age to be between 20 and 30 years old. Despite its estimated age, its condition remains **good** or better, with conservable useful life remaining.

3.3 Landscaping

The only landscaped area on the subject property is the grassed embankment on the east side of the building between the parking area and Duckworth Street. This embankment was constructed in 2024 as part of the National War Memorial Centennial Project and covers a portion of the site the former law building occupied prior to the 2010 fire. Its condition is **good** or better, with considerable useful life remaining.



4 Building exterior

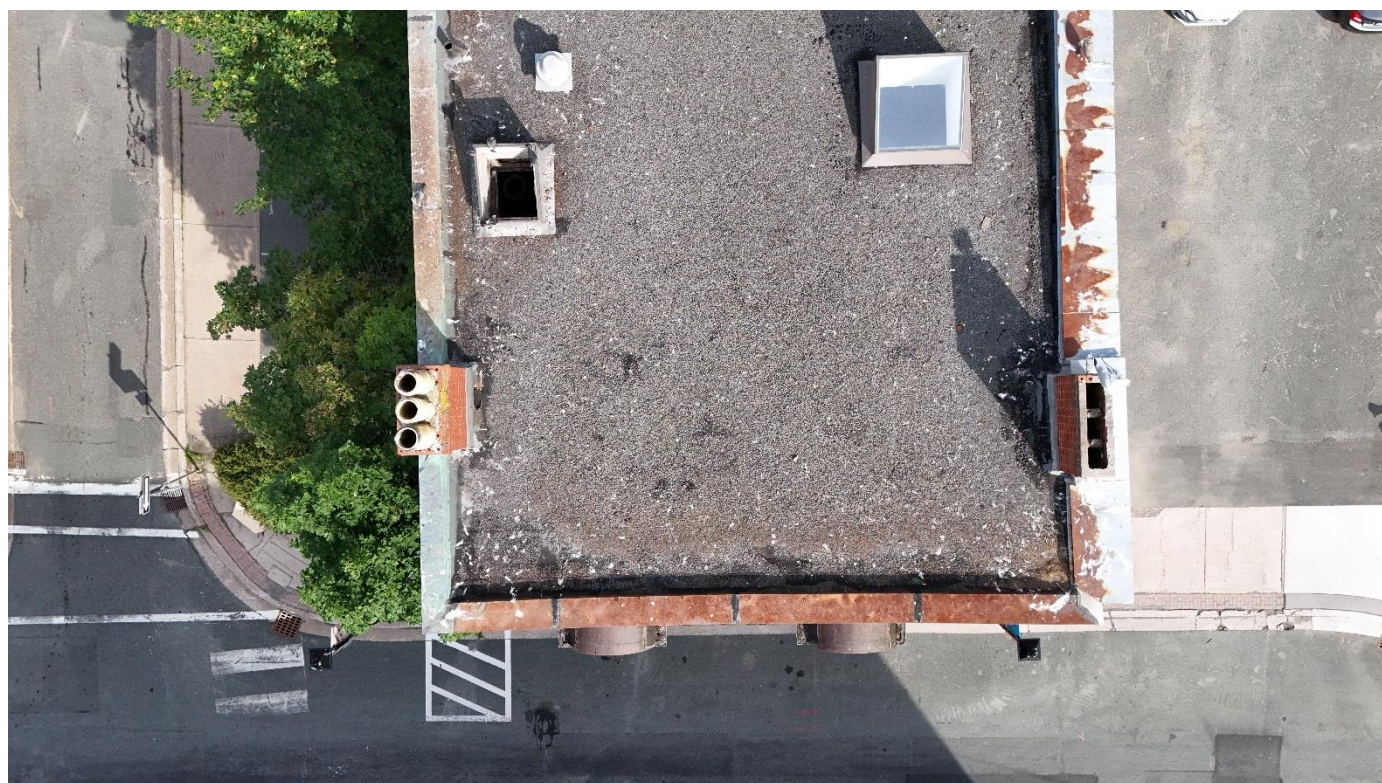
Descriptions and evaluation of the building exterior have been compartmentalized into the following distinctions: the [roofing system](#), [cladding](#), and [windows and doors](#).

4.1 Roofing system

The main roof assembly consists of a built-up felt, gravel, and pitch above fourth storey of the original building off water street, and a 2-ply modified bitumen roof on the addition that sits a storey below this. The main roof would have been done with layers of felt followed by pitch to build it up to the desired thickness as well as waterproof it, which would then have been topped with gravel to weigh this assembly down. It was common practice to simply add new pitch and gravel to the existing felt to refresh this type of roofing.

Aerial photographs suggest that this was most recently renovated around 1989 with the change in ownership to Clyde Rose of Breakwater Books, so it has likely been nearly 30 years since this was last done, which explains the roof's [poor](#) condition. The roof structure is wood framed, possibly being original above the front of house and being from as early as the 1950's for the addition. It is difficult to tell if there have been repairs or replacements in the system, but based on the internal condition of the ceiling, and water damage due in large part to an unprotected skylight, the roof will need to be replaced. The acrylic skylight pane has been missing for some time in the skylight above the bathroom Photo 3. This skylight and one above the South stairwell appear to have been added in the 1989 renovation. The roof above the addition was also clearly re-done in the 1989 renovation, as internal pictures show a second layer of roof joists that have been placed a foot or two above the original. This was likely done to increase the roof height above the addition so it could act more easily as a rooftop patio.

Photo 3: Aerial view of roof showing open skylight



The roof is characteristic of the Second Empire Style, featuring a slate shingled concave mansard roof on the front elevation. This is original and appears to be in **good** condition, with some expected staining for its age, and should be kept.

The roof finishings are in generally **poor** condition and are a jumble of materials due to the large number of renovations over the years. Bordering the roof there are parapet caps of a variety of materials: badly rusted steel on the south, which may be original; copper on the west, which was likely redone when the building adjacent to this face was demolished in the late 1960s; and rusted aluminium on the east, which was likely added when the Mechanics Hall was demolished in the 1980's. The rest of the flashing and parapet caps around the roof of the addition are also aluminium but appear newer than the aluminum on the east parapets. These were likely added in the 1989 renovations. There are also four chimneys protruding from this roof. $\frac{3}{4}$ of them appear to be a newer brick, but it is difficult to tell when they would have been replaced, while the chimney closest to the north stairwell is clearly more aged and may be original. These are all missing their chimney caps.

The mansard roof hosts 2 hooded dormer windows. Their trim is mostly original, but water damaged and will need to be replaced. It should be noted that the windows themselves are vinyl and sit behind exterior wooden trim to imitate the appearance of the original arched windows. These are of **poor** quality and should be replaced. The edges of this roof to the east and west feature metal siding and eaves that align materially with the parapet caps and are likely from these corresponding renovations (Photo 4). The corbels just below this roof are in remarkably good condition and appear to be original. These are likely painted metal as wood would have lost its sharpness of form due to age.

Photo 4: Mansard roof and hooded dormers



4.2 Cladding

There are five (5) main types of exterior walls on the former Breakwater Books building: most of the surface is clad in brick, which vary in age by section from being original to the most recent 1989 renovation, and are all various layered masonry; the below grade foundation walls are concrete and concrete block; the mansard roof is clad in slate shingles on top of wood framing; the building face off water street is an old storefront with large wood framed windows bordered by what appears to be parged over brick pilasters; and the rear stairwell is the only area clad in wood siding.

The ground level of the building is fully below grade along the perimeter. Based on interior and exterior site photography these foundation walls are a mixture of concrete and layered concrete block and brick. Like the brick walls above these are a product of many additions and repairs over the building's long life, so it is difficult to determine their exact composition and thickness per section. Based on a visual inspection and from the stability of the above structure the walls are in **good** condition.

Photo 5: Cladding and ornamentation



4.2.1 South Elevation

The front façade is largely original and in **good** condition. From top to bottom it is the slate shingled roof previously discussed, two floors of brick cladding featuring ornate brickwork, and a storefront off the street composed of ornate wood, metal, and stone finishes. The brickwork of the third storey includes entablature, bracket details, coping insets, and arched brickwork around the windows. The second storey is simpler in design, and these two floors are separated by a stone belt course. The brick is in **good** condition considering it is original to the building but shows staining in some areas. It has significant remaining useful life.

Photo 6: Partial south elevation at level 2



The condition of the exterior storefront is hard to gauge as it is currently covered in plywood to discourage intruders. Photos taken just before the plywood wall was erected show white and light blue painted wood

trim around the doors and windows as well as bordering pilasters, which appear to be parged masonry but could be stone. These elements appear in **fair** condition as there is some damage to the wooden sill of the middle storefront windows.

4.2.2 North Elevation

The north elevation has all been painted a dark blue in recent years and is mostly brick. However, there is a more recent wooden siding visible on the top floor enclosing the north stairwell. The visible brick is mostly part of the old exterior wall of the law building that burnt down and is in **poor** condition due to damage from the fire.

The brick of Breakwater Books is visible on fourth floor and is constructed in an English bond masonry style, as well as hosting arched brick doorways, this style continues down now internal parts of this exterior wall on previous floors but is not seen on other elevations. This portion of the wall is likely original and is in **fair** condition, as there appears to be settlement issues on its east end on the fourth floor. The stair on this elevation is in **very poor** condition and should be demolished (Room).

Photo 7: Partial north elevation at level 4



4.2.3 West Elevation

The west elevation is composed of layered masonry that differs in composition by age. The wall bordering the original structure is composed layered bricks, but this shifts to concrete block near the bottom portion of the north stairwell. The exterior brick can be seen in varying ages, the older of which was likely added for extra support when the neighbouring building was demolished in the late 1960s, which is in **good** condition.

Towards the north end of the building the brick changes to being from a more recent renovation, likely corresponding with the addition of the new stairwell around 1989. This wall would have been brick before the renovation but was likely replaced, as structural changes would have been required to replace what was

previously a freight elevator with the north stairwell. This section of the elevation is in fair condition, as there are signs of settlement issues on its north end from lack of proper support, which likely arose from the fire of the adjacent law building.

Photo 8: Partial west elevation above tunnel at level 2



Photo 9: Partial west elevation above tunnel at level 3



This elevation mimics the stone belt separating the second and third storey of the front in two different ways: first in the newer section with what appears to be four layers of concrete split face brick; and second in the older front section with two layers of larger stone blocks. To the south end of the wall there is a brick pilaster that is capped at just over third storey height that is capped by a decorative pilaster capital. It is unclear whether this is purely decorative or aides in concealment of electrical of some nature, as there is evidence of electrical of in this region on the interior. This would have been added in the 1960s when the adjacent building was demolished. All these features are in **good** condition.

Photo 10: Aerial photo of southwest corner showing pilaster capital



4.2.4 East Elevation

The east elevation is thickly layered and is essentially a double wall, as it is made up of the party wall from the adjacent Mechanics Society Hall that was demolished in the early 1980's. Photos indicate that its exterior brick wall was left supported against 100 Water Street and hosted brick buttresses, which were later evened out to better tie this wall into the Breakwater Books building. Drone photos indicate that the portion of this wall bordering the 1935 addition is composed of 2 internal layers of concrete block clad with brick. While the portion of the original structure would likely completely be layered brick reaching the same thickness due to the construction date. This elevation is in **good** condition.

Photo 11: Double wall



This elevation also mimics the stone belt of the front with a stacked layer of grey painted concrete block and brick between the second and third storey. As with the west elevation there is a similar brick pilaster capped with a decorative pilaster capital on the south end of the wall. These features are also in **good** condition.

4.3 Windows and doors

The windows have mostly been replaced by vinyl frames, which was done sometime after the ownership change in 1989. These are in **fair** condition but are of poor quality and should be replaced.

Photo 12: South elevation depicting windows and doors, and uncovered storefront, date unknown (NL Heritage)



The hooded dormers in the mansard roof have been subject to water damage and are in **poor** condition and would need replacement. The rest of the window trim appears ok and has been layered overtop of the square vinyl windows in attempt to mimic the appearance of the original arched windows. The windowsills for all windows in the front brick wall are stone and in **good** condition.

The storefront windows and doors are currently hidden by the plywood wall, but interior, and recent exterior photographs indicate these are in generally **good** condition besides some localized damage and are all original. There is some damage to the trim below the middle windows and some damage being evident to the residential front door and above window in the recessed entryway, presumably from vandalism.

On the north elevation the window and door onto the patio are both broken and would need to be replaced. They are currently boarded over. The only other windows are at the rear of the building looking onto Holloway Street and were likely added in the 1989 renovation. These are also boarded over but have visible smoke and water damage and would need to be replaced. Overall, the windows at the rear of the building are in **very poor** condition.

Photo 13: Inside of front vestibule entrance door





5 Building interior

Generally, the interior is in worse condition around areas renovated most recently when the building became Breakwater Books in 1987, many of the lower quality materials used in this renovation have deteriorated more quickly than older materials since the building's abandonment. In contrast much of the original wood and plaster of Paris finishings have held on and could have a long remaining useful life if restored.

The addition towards the former law building, particularly around the north stairwell, is heavily moisture and smoke damaged and will need replacement. As you progress up floors interior moisture damage is seen increasingly, in large part due to the missing window in the bathroom skylight. This has caused the deterioration of some original finishings and soundness of the roof, as well as allowed pests (mainly pigeons) to enter and cause further overall damage and mess. Much of the interior flooring and furnishings are covered in bird excrement, which would add steps to restoration. It should be noted that each floor except for the basement have been subject to vandalism throughout in the form of holes, scratches, graffiti, and general damage.

5.1 Basement

Based on photos from the recent October visit the unfinished basement is structurally in **fair** condition but will need some repairs due to water accumulation and moisture damage that are evident in some areas. Additionally, the above floor structure in south of the basement is currently supported by a grid of metal jack posts and has visible mould growth and moisture damage throughout.

The above structure in the rear appears in a similar state with the region near the stairwell being in worse condition. The only access to the basement is currently through holes in the above floor as this stairwell is unusable.

The basement is original to the building but has been expanded to include the area around the north stairwell. Originally, there was likely a reduced height entry, suggested by the former exterior foundation wall that now divides the front and back of the basement, as well as a dirt floor. This wall hosts would have been an exterior

window on its west end, which would have served as the basement entrance before the stairwell was added. Additionally, there is a chimney breast on the east wall that appears to be original, and a wood framed electrical room was installed more recently on the south wall.

5.1.1 Flooring

The basement flooring is unfinished concrete. Under the front of house, the concrete is in **poor** condition and would need to be re-poured, as there is some damage in front of the chimney breast that reveals the concrete in this area is roughly just an inch thick. This may be original or have been poured onto a compact dirt floor shortly after.

Photo 14: Room B01 looking east



The floor under the addition is also concrete and steps up 200mm from the front. It is hard to gauge its condition due to accumulated debris, but visible portions are in **fair** condition. This concrete is newer and would have likely been added with the addition of the freight elevator around the 1960s.

Photo 15: View into basement storage B03 looking north



5.1.2 Walls

The exterior basement walls are all masonry composed of a jumble of stone, brick, concrete, and concrete block. There have been many additions and renovations to this space over the years, so it is difficult to determine their exact compositions.

The walls are roughly as follows: the north wall is brick; the old exterior wall is concrete poured over stone with brick around openings, and a concrete foundation wall at its base; the south wall is hidden behind a vapour barrier but is likely similar; and the east and west walls are parged over in the front and again likely have a similar stone beneath this, but also transition to being painted concrete block under the addition.

All masonry appears structurally sound in **fair** condition and is all layered with, white, yellow, and light blue paint in varying degrees of deterioration. The old exterior wall at some point had additional concrete poured to transform the entry point into a smaller window. It is unclear when this was done.

Photo 16: Basement B04 looking south



Newer interior partitions, likely added around 1989 are simple 2x4 wood framed walls. These are around the stairwell and electrical and mechanical room on the south wall. Both walls exhibit signs of water damage near the base and are in **fair** condition. There is also an old brick pillar in the front room of the basement, the current above structure in this area is being supported by a grid of metal jack posts underneath original beams instead.

5.1.3 Ceilings

There is currently no finished ceiling in the basement. The above structure is exposed and appears original but is water damaged. Around the stairwell there is smoke and water damage as well as collapsed portions; this is all nearing the end of its useful life and should be replaced. The stair structure at this level has completely collapsed and would also need replacement.

5.1.4 Doors

There are light blue painted doors present in each doorway in the basement which are all in **poor** condition and would need to be replaced. They all exhibit wear and are rusting towards their bases and doorframes. These doors were likely added in the 1989 renovation.

5.1.5 Trims and ornamentation

Not applicable in the basement. However, there is markings that indicate an iron stove used to be present in the chimney breast, which match the Steele family report that the kitchen was originally in the cellar.

5.2 Level 1

The ground floor is generally in **fair** condition in the original areas and deteriorates the farther from Water Street. The storefront is in the best condition and remains intact with many finishings that could be original as this room has always been used for this purpose. This level appears dry and has the least dirt and bird damage in the building.

The original finishings in the front of the building remain for the most part and are in **fair** condition and could be restored. The layout has remained largely unchanged throughout the years except for the unneeded addition of a powder room beneath the stairs, which based on the newer door casing appears to have been done in the 1989 renovation.

In rear of the building, the tunnel, storage room, and north stairwell are in **very poor** condition and should be either demolished or replaced. The roofs in these areas are either fully or partially collapsed, and the storage room in particular has a lot of moisture and smoke damage as well as debris from the collapsed structure. The north stairs on this level have also collapsed and the stairwell shows significant water damage. In the addition there generally is typical wear and vandalism but no obvious structural issues or significant damage besides the previously mentioned.

5.2.1 Flooring

At the front of the building the flooring is all hardwood besides being tile in the vestibules of the front entryways. The age of the flooring is hard to determine but it is all in **fair** condition where visible under dirt and bird excrement. The powder room tile floor, and the wooden steps of the south stairs are also in **fair** condition, but the carpet on these have been soiled.

In the rear the flooring has been stripped away and just the subfloor of layered plywood sheets remains. The floor steps up as you approach the tunnel and storage room and slopes up with a plywood ramp to meet this in the kitchen. The plywood is in poor condition, as it is dirty and stained in places, and would need to be replaced. In the tunnel and storage room the floors are concrete and appear to be in **fair** condition, however they are rarely visible beneath fallen debris and dirt.

Photo 17: Kitchen 106 looking west towards tunnel



5.2.2 Walls

The walls on the ground floor display varying degrees of deterioration and most have been vandalized. In the tunnel, the concrete walls are heavily vandalized and have some cracking near the steps. The storeroom also has concrete walls behind moisture damaged wood framing. These are both in **fair** condition.

The rear of the building has mostly a white painted gypsum board finish in **poor** condition, as it is stained from mould growth and vandalism and is peeling in places. In the kitchen there are a variety of walls that are also all painted white and in **poor** condition: the south is stained plaster similar to the rest of the rear; the east is concrete block coated with a peeling layer of paint; and the east and west are parged over up to top of door height, where they then transition to being painted brick. Fire plans from the 1900s indicate this east wall was originally an exterior wall, which is corroborated by it being thicker than other interior walls.

Photo 18: Wall assembly at Kitchen 106



Toward the front of the house, the walls are wood framed finished with a white painted plaster over lath and are generally in **fair** condition and should be restored to extend their useful life. They show no significant damage but are vandalised in room 103 and the south stairwell and peeling along the east wall of the storefront and near the base of the stairwell. The storefront walls include mirrors installed behind the first two layers of shelving; these remain intact and undamaged. There is also a metal post that stands in the center of the storefront space.

Photo 19: Round column in 102 Storefront



The window wall facing Water Street is largely in **fair** condition, as it is intact but covered in graffiti. These windows are up to 130 years old and have held up remarkably. They should be cleaned and restored to further extend their useful life. There is another window above the door casing to the storefront vestibule which broken on the interior side and would need to be replaced.

5.2.3 Ceilings

The ceilings across the ground floor vary significantly in condition depending on location and material. In the tunnel, the ceiling has largely deteriorated, leaving the above structure exposed. The storage room has unfinished ceilings revealing structural components that display clear signs of moisture and smoke damage, and the roof has fully collapsed in the northeast corner. These are both in **very poor** condition.

In contrast, the plaster ceilings in rooms 103, 105, and around the stairwell are generally in **good** condition with no major defects observed, these are likely of an older, higher quality plaster of Paris which has better resisted the mould growth due to its limestone content. While within the storefront, there appears to be gypsum board ceiling tiles that are also in **good** condition. The plaster ceiling in the kitchen, however, shows visible mould growth and is in **poor** condition.

5.2.4 Doors

The condition and presence of doors throughout the ground floor are varied: the metal doors leading into the tunnel are in **fair** condition, as they remain structurally sound but are heavily vandalized; the storage room has a brown painted wooden door that is in **fair** condition and sits in a low, arched doorway and is original and could be restored; Several doors are missing entirely, including those to both front vestibules, as well as the doors of room 105, and the one from room 103 to the hallway; the main wooden entrance door off

Water Street is in **poor** condition from vandalism; and the pair of red-painted wooden doors connecting the storefront to Water Street are in **fair** condition with no damage observed. These doors off water street are at least from the 1970s as they are visible in a photograph of when the building was S.O. Steele & Sons and are possibly much older than this. They should be restored to extend their useful life.

5.2.5 Trims and ornamentation

There are no trim elements in the tunnel or storage room. In the kitchen, the north stairwell, and room 105, the outlines of removed baseboards are visible, though door casings remain and are generally in **fair** condition. These are not original and appear to be standard trim from more recent years, because of this they should be replaced as they likely have limited remaining useful life due to moisture damage.

In the South stairwell there is original, brown-painted plaster crown moulding, wooden casings, and wooden baseboards, all of which are in **fair** condition and could be restored; however, a newer, white painted door casing has been installed with the addition of the powder room under the stairs, around which baseboards are missing.

The original wooden railings of the stairs are in **very poor** condition as they have been vandalized beyond repair. This is unfortunately the case throughout the building, so these elements would have to be replaced. The trim around the staircases is intact apart from this and could be restored.

Photo 20: Stair 1 from level 1 looking north



Room 103 contains pink-painted plaster crown moulding, and wooden door casings and baseboards that exhibit moderate wear and are likely all original. The crown moulding appears similar to that found in the stairwell but finished in pink, while the baseboards and most door casings are of simpler design except at the doorway to the stairwell, which uses the same brown casing found in the front entryway. This trim is all in **fair** condition and could be restored.

This room also features an ornate plaster ceiling medallion above the former chandelier, which remains in **good** condition but its fireplace and surrounding wooden frame are in **poor** condition, showing visible damage.

Photo 21: Ceiling medallion Room 103 looking south



Photo 22: Room 103 looking west



In the storefront, the window frames, sashes, and door casings are painted red and are in **good** condition. The space also contains a counter and a series of white shelves with red accents mounted around the perimeter, all of which appear intact. The door casings on the north side of the store front are likewise in **good** condition.

5.3 Level 2

Level 2 is in overall **fair** condition but worsens as you approach the north end of the floor. There are the typical vandalism and mess throughout from pigeons taking up residence for the last 10 years, however the

integrity of many original features has remarkably held up and could be restored once the space is cleaned up. There is also a small closet on this floor that is beneath the east stairs.

5.3.1 Flooring

On the north end of this floor, within room 205 and the adjacent stairwell, the floors are all heavily obscured by dirt and bird excrement, preventing a clear view of the flooring material; these areas may contain only subflooring like the level below or potentially hardwood like the rest of the floor. This room sits two steps below the front of house, and the wooden steps leading into it appear to be in **fair** condition.

Across the remainder of the second floor, hardwood flooring is present and is generally in **fair** condition where visible beneath accumulated debris, except in room 204 where there are some separation and irregularities visible between boards. The steps in the south stairwell also appear to be in **fair** condition with no issues observable and could have significant useful life remaining.

Photo 23: Room 204 looking southeast



5.3.2 Walls

The walls in the rear of the second floor are not original and are in **poor** condition from water damage and vandalism. In room 205, the north and south walls consist of exposed brick, while the east and west walls are concrete block visible beneath the heavily damaged gypsum board of a wood framed wall. The north stairwell is enclosed with wood framed walls finished with gypsum board that are all water damaged. Their interior surfaces show significant dampness and mould growth and would need replacement.

The rooms along the main corridor appear to retain their original lath-and-plaster walls, all finished in beige paint. These exhibit various stains and cracking but remain generally sound and in **fair** condition despite their age and the current conditions.

Photo 24: Room 205 looking east



5.3.3 Ceilings

The ceilings on this level are lath and plaster in the front, which are exhibiting varying stages of deterioration and evidence of prior repair. Patchwork is evident throughout the corridor and several rooms, where cracking was painted over with a lower-quality plaster. These repairs show mould growth, likely due to excessive moisture, while the original limestone-based plaster of Paris has been more resistant to this and is in generally **fair** condition.

However, the plaster ceiling of Room 204 has a large missing section that exposes the lath above, which could still be restored. The ceiling in Room 205 is finished with gypsum board sheets that are in **very poor** condition and would have to be replaced, with large sections having collapsed to the floor exposing above structure.

Photo 25: Room 204 ceiling



5.3.4 Doors

Most doors on this level are missing, apart from the door to room 201. This wooden door is damaged and in **poor** condition, having had its handle torn off. A sliding door between rooms 201 and 202 also remains in place and is functional, though it is also in **poor** condition due to missing handles and deep scratches from vandalism. Overall, door replacement and restoration will be necessary throughout this floor.

Photo 26: View from Room 202 looking west to Room 201



5.3.5 Trims and ornamentation

The interior trim on the second floor is generally in **fair** condition and is of the same style as the likely original trim on the floor below. The crown moulding throughout this floor is painted white and only present in rooms 201 and 202. Baseboards and door casings in these rooms are painted light blue, and a darker blue in rooms 203 and 204.

The rear addition has simpler, white-painted crown moulding, baseboards, and trim, in **poor** condition, some of which are missing or show moisture damage. These are from a more recent renovation and would need to be replaced. The window here on the west face is also in disrepair.

Photo 27: Room 205 looking west



Rooms 201 and 202 also have intact chandelier bodies beneath ornate ceiling medallions in **good** condition. The windows in these room are vinyl framed and in **fair** condition but should be replaced as they are from a relatively recent renovation and of poor quality.

All fireplaces and surrounds on this floor appear in **fair** condition beneath a coating of dirt: rooms 201, 202, and 203 feature slate surrounds typical of the original construction period in downtown St. John's, while Room 204 has a blue-painted wooden frame. Like on other floors the fireplaces themselves are typical of the construction period of the building, being iron and decorative in nature.

The brown-painted trim around the South stairwells also remains in **fair** condition, though the stair railings are damaged and require replacement. There is also a small closet beneath the east stairs to the third floor that is likely original based on its trim. The shelving in this closet is in disrepair but the door casing and above wainscoting are in a similar condition and colour to that of the nearby stairs.

5.4 Level 3

Level 3 is in overall **fair** condition, being slightly worse than the previous floor, which further worsens as you approach the North end of the floor. The typical vandalism and mess are present throughout from pigeons taking up residence for the last 10 years, however the integrity of many original features such as the trim and plaster in the front of house has remarkably held up for over a century and should be restored.

5.4.1 Flooring

At the north end of the floor, in room 305 and the north stairwell, the floor is too heavily obscured by dirt and bird excrement to be visible but may be plywood subflooring or hardwood like the rest of the level. This room is set three steps below the front of house floor, and these wooden steps appear to be in **fair** condition.

Across the remainder of this level the flooring is in **fair** condition. Most of this is made up by hardwood flooring which, where visible beneath debris, is intact if somewhat worn. This could be readily restored through sanding and refinishing the surface. The bathroom tiles are similarly intact showing no visible damage beneath accumulated debris. The steps of the south stairwell also have no observable damage.

5.4.2 Walls

The walls in the rear of the third floor are generally in **poor** condition. Room 305 in this end has a mix of wall types with exposed brick to the north behind a wood-framed gypsum finished wall with built-in wooden shelving, concrete block revealed to the east by removed wooden paneling, a brick wall with an original exterior window and door to the south, and red painted gypsum board to the west. While the masonry appears structurally sound, other surfaces are water damaged and torn and should be removed. The room also seems to be exposed to the elements through a gap between the north wood framed wall and the old brick exterior wall of the law building. The east concrete block wall contains indents where missing floor joists were previously seated. The south stairwell off this room is enclosed with wood framed gypsum board finished walls, which exhibit dampness, mould, and holes, and should be redone as they have little remaining life.

Photo 28: Room 305 looking northwest



Corridor-adjacent rooms in the front of the building retain lath-and-plaster walls in **fair** condition that are mostly painted light blue and are likely original, though these surfaces are peeling, cracked, and covered in cobwebs. Room 301 has a hole in the wall, while room 303 has been heavily vandalized, with peeling, white-painted surfaces that are in notably worse condition than the other rooms. Room 304 features an old exterior window on its north wall looking into room 305 that was left in place when the addition was added. These walls are all structurally sound and have the potential to be restored to significantly extend their life.

Photo 29: Room 303 looking southwest



5.4.3 Ceilings

Ceiling conditions of this level vary by room. In room 305, the ceiling consists of relatively recent wood boards set above the older structure. This ceiling is in **poor** condition, having partially collapsed in some areas which exposes a second higher layer of floor joists set a couple feet above older joists below. Aerial site photos suggest that the ceiling was elevated during the Breakwater Books renovation around 1989 to accommodate a rooftop patio, as aerial photos show that the 1960s addition that added storage space was slightly lower in height.

Photo 30: Room 305 looking south



In most other rooms on this floor, ceilings are plaster and generally in **fair** condition, showing no sagging. However, mould-stained patch repairs are evident throughout similarly to the below floor, reflecting

prolonged moisture exposure, and the higher quality of the original plaster of Paris over repair coats. The ceiling in room 303 is peeling, further showing its deteriorated state.

5.4.4 Doors

Door conditions on this level vary, with many requiring replacements due to damage or absence. The north stairwell door is in **poor** condition due to water damage and will need to be replaced. While there are doors missing between rooms 303 and 305, as well as in room 301.

Other wooden doors on this level remain in place are in **fair** condition, as they appear structurally sound but have been subject to vandalism. These doors are painted white, with flaking that exposes a red undercoat. Additionally, a door has been removed and is currently sitting on the landing between Level 2 and Level 3.

5.4.5 Trims and ornamentation

Trim and its condition on Level 3 vary by room. Room 305 just has simple baseboards in **poor** condition that show water damage and are missing in sections, while the other rooms retain more ornate finishes, including baseboards, casings, and, in room 302, white-painted crown moulding with a plate rail below. These are in **fair** condition though peeling and minor damage from vandalism is evident in several areas. Door casings in rooms 301 and 302 also show signs of deliberate damage and have sections with poor-quality repairs done in a different wood.

Photo 31: Room 402 looking south



Fireplaces on this floor mostly have wood surrounds that appear intact, except for Room 302 which has a slate fireplace that is in **fair** condition under a layer of dirt but has a damaged mantel. The extra attention to ornamentation in this room suggests it may have originally been the master bedroom.

The bathroom walls have brown-painted wainscoting in some sections that is in **fair** condition. Other brown trim around the south stairwell is also in **fair** condition; however, the stair railing has also been destroyed. A large door casing surrounds the threshold to the upper stairs on this floor, which is intact, but has inset glass that is broken in places. The windows on this floor are in **fair** condition, but all are relatively poor-quality vinyl and should be replaced.

5.5 Level 4

Level 4 has experienced significant moisture damage that is much more evident than in the floors below and is in overall **poor** condition. The bathroom skylight has no pane and is uncovered, which has exposed the whole building to excessive moisture and deteriorated the below room. At the north end of the building, an outdoor rooftop patio was accessible from room 403; however, access is obstructed by an existing step, suggesting structural deformation within this wall. Overall, water intrusion and exposure to the elements are an issue on this level and are unfortunately contributing to the accelerated decline of finishes and structural elements that will need to be addressed promptly.

Photo 32: Room 407 looking west



5.5.1 Flooring

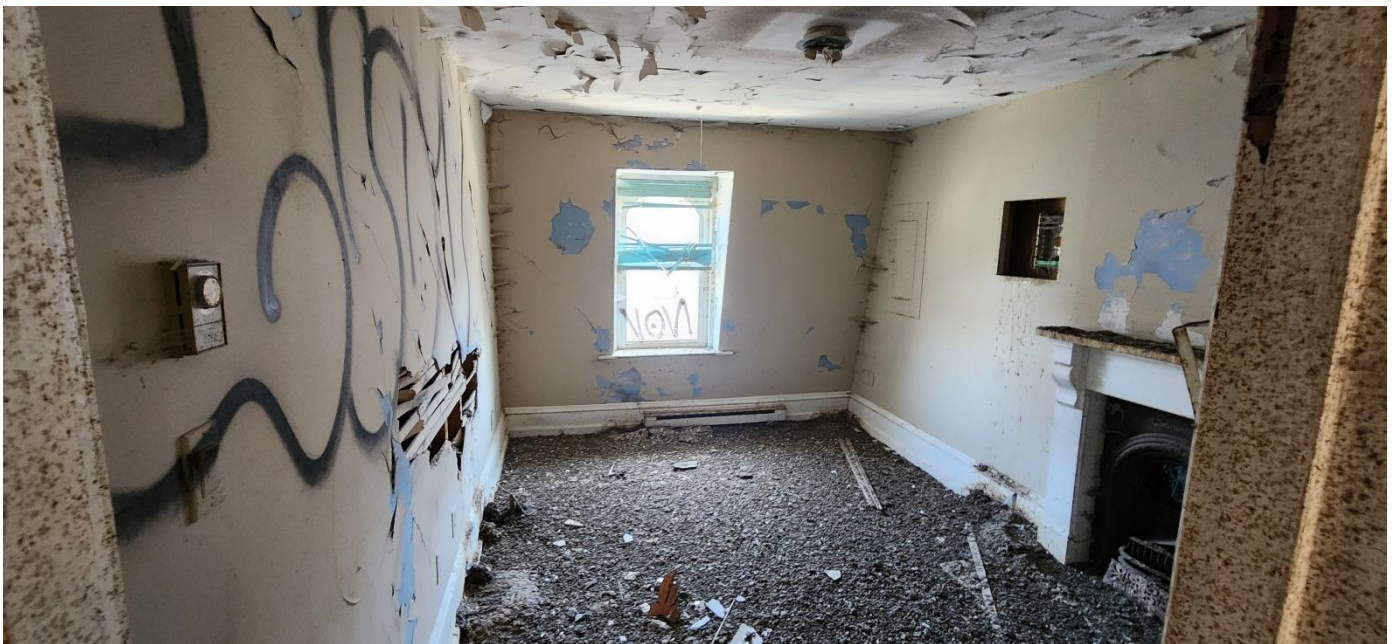
The flooring on this level is almost completely obscured by a heavy accumulation of bird excrement and debris, making a visual inspection difficult. Based on continuity with lower levels, the floors are likely hardwood, however its condition can only be guessed.

The bathroom floor below the uncovered skylight shows significant wetness and is covered in debris. The flooring here is in **very poor** condition and was likely tile that may remain underneath; however, water accumulation has likely caused damage to at least the subfloor, and needs replacement.

5.5.2 Walls

All of the walls on the fourth floor are in **poor** condition, being heavily vandalized and showing extensive signs of moisture damage. Rooms 401, 402, and 404 feature beige painted lath and plaster finished walls, which are cracked, mouldy, cobwebbed, and peeling, revealing a light blue undercoat in places. Room 403 and the bathroom have similar walls that are white painted and, along with room 401, have holes that expose damaged underlying lath. The corridor walls are finished in a light blue painted plaster and are in a similar condition, there is also a large hole along these walls near room 401. The plaster itself appears intact so restoration may be possible but should be addressed as swiftly as possible.

Photo 33: Room 401 looking south



The finishing on these walls will likely need to be redone, it is hard to tell from site observations if the moisture damage has affected the structure as well. Despite surrounding water damage, the bathroom shower retains its original tile, which appears to be in **fair** condition.

Photo 34: Room 406 looking south



5.5.3 Ceilings

All of the ceilings of this floor are lath and plaster that exhibit extensive peeling and deterioration due to prolonged moisture exposure. In the bathroom, sections of ceiling have collapsed, revealing the roof structure above. Additionally, the ceiling in room 403 above the kitchenette shows noticeable sagging, indicating potential water damage to the above roof structure. Overall, the plaster ceilings on this level are in **very poor** condition and will require significant repair or replacement.

Photo 35: Room 403 looking southwest



5.5.4 Doors

Doors are largely missing throughout this floor and will need to be replaced. The wood door providing access to the roof has broken glass and is in **poor** condition, while the doors to the north and south stairwells remain in place and appear in **fair** condition. The latter may be original and appears similar to other more ornate wooden doors found throughout the building.

5.5.5 Trims and ornamentation

Trim and ornamental features on the fourth floor are generally intact but show periodic damage from moisture and mould. This floor is completely original to the building, therefore these features likely date from its construction and could be restored to extend their useful life.

Fireplaces, windows and their wooden surrounds throughout the floor remain in **fair** condition, with no damage visible apart from mould growth typical on this floor. The windows are largely intact, although the pane in room 404 is broken, and the window bordered over. This one has a wooden frame that may be original while the south facing windows are vinyl and likely have limited remaining useful life.

All trim is painted white but stained by mould and feces throughout. The baseboard corners often have significant waste accumulation and staining. Rooms 401, 403, and 404 feature the typical ornate baseboards and casings, but there are sections of baseboard missing in room 403. Room 402 and the corridor have crown moulding, baseboards, and casings that appear undamaged, besides some missing crown moulding in the northeast corner of room 402. The brown-painted casing around the south stairwell door is a large and unique feature that remains intact, though the glass is broken. All trim and ornamentation is in **fair** condition and should be restored to add significant useful life.

Photo 36: Room 402 looking southeast





6 Building code review

To assist with contextualization of this report and aid in understanding of the potential uses of this building, a preliminary building code review was performed against the requirements of the 2020 edition of the National Building Code of Canada (NBCC). Existing buildings are not required - nor expected to conform to the current building code; however, if the building is significantly restored or altered, then all new work as well as critical aspects of the existing construction, must comply with the current edition of the National Building Code. In the case of historical buildings, there are often special instances which require alternative solutions in lieu of explicit code compliance. These alternate solutions aim to satisfy the spirit and underlying objectives of the code and often involve the relevant Authority Having Jurisdiction.

The following subsections will discuss the pertinent articles of the building code applicable to the Breakwater Books Building, along with the underlying implied safety, and implications to potential repurposing of the building.

6.1 NBCC 2020, Part 3: Fire Protection, Occupant Safety and Accessibility

6.1.1 Section 3.1 General

Article 3.1.2 Classification of Buildings or Parts of Buildings by Major Occupancy

The construction of the Breakwater Books building predates the origin of the National Building Code of Canada. However, under today's standards it would have originally been classified as **Group E Mercantile** on the main floor with the other floors being **Group C Residential**. When the Steele family stopped using the upper storeys as residential space in 1935, their major occupancies would have been classified as **Group D Business and Personal Services**. The building in its most recent use is classified as **Group D business and Personal Services**.

Article 3.1.3.1 Separation of Major Occupancies

This article states major occupancies shall be separated by adjoining major occupancies by fire separations conforming to Table 3.1.3.1. As a combined occupancy with a Major Occupancy of Group E Mercantile with an Adjoining Major Occupancy of Group D Business and Personal Services, no fire separation is required.

Article 3.1.4 Combustible Construction

The former Breakwater Books building is considered combustible construction due to its interior wood framing and wooden floors. This influences compliance with other aspects of the NBCC such as fire separation requirements, egress and exiting, and sprinkler requirements under certain criteria and uses.

Article 3.1.17.1 Occupant Load Determination

As per table 3.1.17.1, the following occupant load factors would be applicable to the former Breakwater Books building.

Table 3: Occupant load - area per person

Type of use of floor area or part thereof	Area per person (m ² /person)
Mercantile uses – Basements and first storeys; and	3.70
Business and personal care services – offices	9.30

6.1.2 Section 3.2 Building Fire Safety

Article 3.2.2 Building Size and Construction Relative to Occupancy

All buildings must be classified under this subsection as conforming to one of 3.2.2.20 through 3.2.2.92.

Article 3.2.2.5 Applicable Building Height and Area

Building Height and *Building Area* are defined terms in the NBCC which shall be understood to mean:

Building Height means the number of storeys contained between the roof and the floor of the *first storey*

First Storey means the uppermost *storey* having its floor level not more than 2 m above *grade*

Grade means the lowest of the average levels of finished ground adjoining each exterior wall of a *building*, except that localized depressions need not be considered in the determination of average levels of finished ground

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 centre line of *firewalls*.

The following table summarizes the gross floor area of the building, along with the building area as per the NBCC defined term. As per these 2020 NBCC definitions, the main floor of the former Breakwater Books building is classified as the *first storey*, making the building four storeys in height.

Table 4: Breakwater Books Building Area

Level	Area (m ²)
Basement	181.3
Level 1	253.0
Level 2	181.6
Level 3	181.6

Level	Area (m ²)
Level 4	122.4
TOTAL	919.9
BUILDING AREA	253.0

Article 3.2.2.10 Streets

The building is located on the corner of Holloway Street and Water Street. In keeping with Sentence 4, the building faces these two (2) streets as not less than 50% of the building perimeter is located within 15m of Water Street and Holloway Street. It conforms to this article in that the cladding is non-combustible and at least 10 percent of the perimeter is within 15 meters of a fire access route.

Article 3.2.2.20 through 3.2.2.92 Building Classification Articles

The former Breakwater Books building does not fit neatly into a current classification. The 2020 NBCC considers it to be a four-storey building and there is no classification under 3.2.2 for a Group E non-sprinklered, four-storey building of combustible construction.

In consideration of future renovations or expansion, the addition of a sprinkler system at minimum would allow the building to be classified under [Article 3.2.2.59 Group D, up to 6 Storeys, Sprinklered, Noncombustible Construction](#). A basic remediation of the building with no change in occupancy would require the building to be properly classified and would likely require addition of a sprinkler throughout. It should be noted given the age and location of the building in conjunction with the building area, a viable alternative solution could be permissible pending collaboration with the City of St. John's.

6.1.3 Section 3.4 Exits

Article 3.4.1.1 & Note A-3.4.1.1. (1) Type of Exit Facility

Note A-3.4.1.1 (1) discusses a limitation of Section 3.4 in that it was developed in the context of new construction. Due to the age of the former Breakwater Books building, the main staircase does not meet the NBCC 2020 standards for a fire exit. This note allows other design solutions to be used in place of the standards for old construction provided the implied safety of the code outlined by this section can be met. This may allow for an alternative solution that does not involve demolition and reconstruction of these stairs, in full or in part.

Article 3.4.2.1 Minimum Number of Exits

In accordance with this subsection, the former Breakwater Books building is required to have two exits per *floor area*, which is the space on any storey of a building between exterior walls and required firewalls. In the context of this building, each floor is required to have two (2) unique exits. The rear stairwell added in 1989 was likely constructed for conformance to this standard. This stairwell is currently in disrepair and would require reconstruction to current standards regardless of the classification of any redevelopment.

Article 3.4.3.2 Exit Width

This subsection provides the calculation for the minimum aggregate width of exits serving floor areas, which is based on the occupant load of these floor areas multiplied by their provided factors. Breakwater Books is a relatively small building and satisfies this requirement with the current stairwell that has a width of 975 mm. [Table 3.4.3.2.-A](#) displays the minimum exit widths for Group A and Group D occupancies does conflict with the old staircase. Under stairs, the required minimum width is 900 mm for any exit no farther than two stories from the entrance floor, which the stairs serving the second and third floors both satisfy. However, the required minimum width becomes 1100 mm for any stair serving a floor more than two stories above the main entrance level, which means that the staircase to the fourth floor does not comply with the current NBCC standards. Being that the structure was built in 1894, it is

not expected to conform to this standard, so there is opportunity for an alternate design solution that could achieve the implied safety required of this missing width.

Article 3.4.6.8 Treads and Risers

The code is clear that the minimum run per step in a staircase is 280 mm, and the rise must fall between 125-180 mm. The original stairs of the building all have a run of 250 mm and a rise that hovers around 190 mm. While close, this does not satisfy the current NBCC standards for exit stairs. There will need to be an alternate design solution that improves the safety implied by this difference, as is allowed for a building of this age.



7 Structure

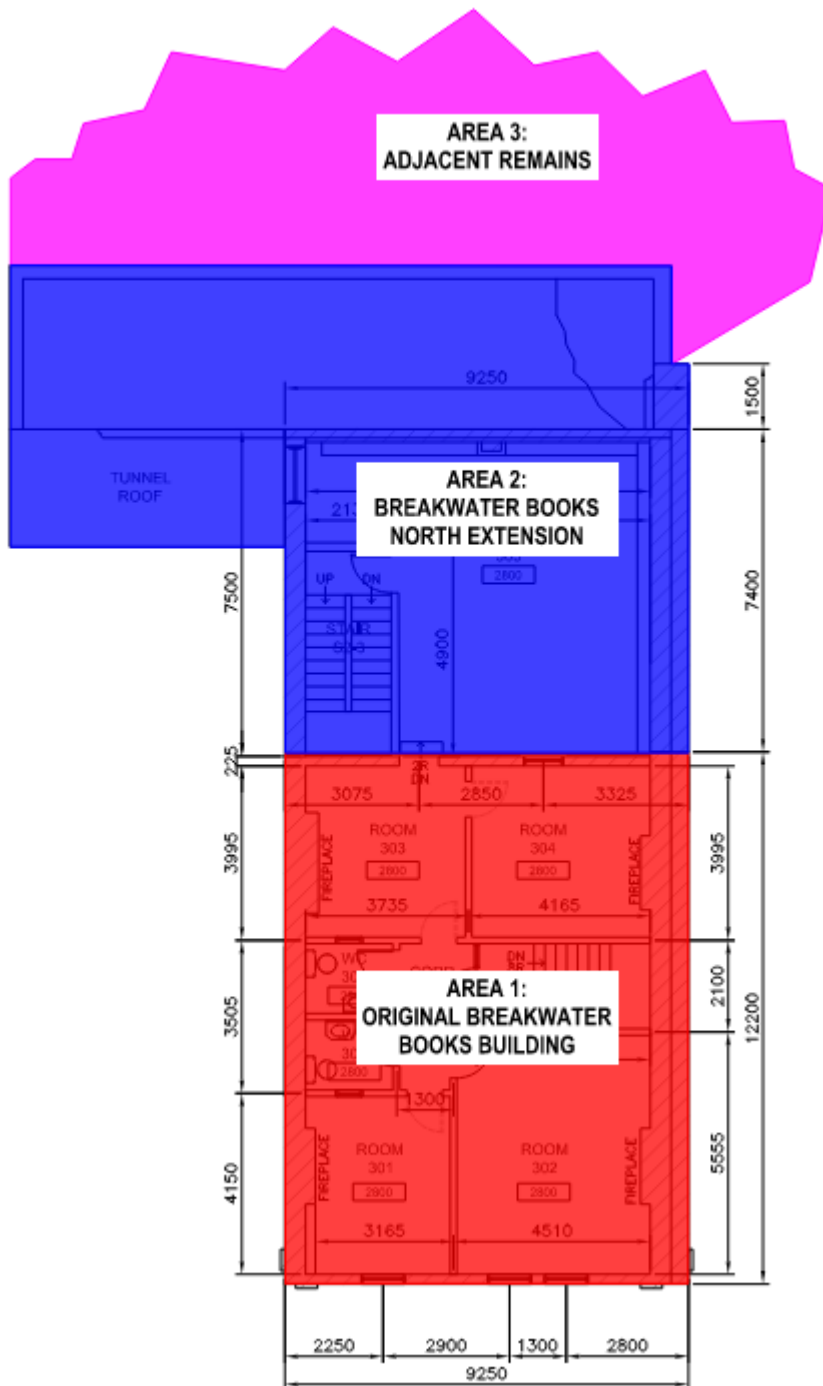
For the purposes of this report, the structure will be segregated into three (3) distinct areas. Area 1 is defined as the original footprint of breakwater books, which has visible delineations inside the building on each level. The original exterior wall and openings are visible in the basement, and the floor elevation changes at the demarcation line. The finishes on level 1 differ on opposing sides of the demarcation, and levels 2 and 3 contain an abrupt change in elevation upon entering the L-shaped extension which also houses Stair 2. Area 2 is categorized as the north extension to breakwater books - it forms a space that is operationally integral to breakwater books, and houses Stair 2 along with the tunnel to Holloway Street on the west side of level 1. Area 3 is the adjacent remains of the law firm, and any infill structures. A diagrammatic legend can be found in Figure 2.

In keeping with ASTM E2018, the walk-through survey of the site was visual only and as such, destructive and advanced non-destructive techniques were not employed and are considered beyond the scope of a building condition assessment.

Most of the building's structure is concealed and express assessment inherently omitted from the scope and nature of this report. However, the walk-through survey identified some areas of exposed ceiling framing and the access holes to the basement revealed the framing techniques used for the main level of Breakwater Books. Visual techniques were imparted to identify localized areas of potential defects, or to infer information pertaining to the health of the structural system.

The structural portion of the walk-through survey was segmented into two (2) focus areas: the adjacent remains (Area 3), and both areas of the Breakwater Books Building (Areas 1 and 2).

Figure 2: Area Legend



7.1 Adjacent remains

7.1.1 Foundations

The 2010 fire at the former Roebothan-McKay-Marshall building led the demolition of most of the superstructure at 205-211 Duckworth Street. Portions of the foundations were intentionally left intact as their contributions to the stability of Duckworth Street was not immediately clear. A portion of the foundation wall at the northwest corner of the remains is visible from within a heavily collapsed area the

remains and appears to be both a retaining wall and a basement foundation wall of the former law firm. The wall appears to be a cast-in-place concrete wall with anchors constructed in front of a rubble retaining wall supporting the road surface of Duckworth Street. Whether or not the concrete wall was constructed as a back-up support to the rubble wall is unknown; however, its construction is suggestive of this purpose.

The east segment of the wall near the War Memorial site does not feature the additional anchored concrete wall and the rubble retaining wall in this area is of extreme vintage and effectively eliminated by the presence of the new grass embankment.

The construction of the former law building was built into the site and comprised of more than one building combined during its lifespan. A similar anchor-reinforced retaining wall was visible in Room 108 on Level 1; however, this wall is further south on the site than the shoulder of Duckworth Street. Each building appeared to have a basement, although the Duckworth Street and Water Street structures shared different basement floor elevations as the grade difference between both streets is significant and multiple underground levels not common for structures in St. John's of this vintage and purpose. Detailed photographs can be found in Appendix C.

Photo 37: Concrete wall with anchors along Holloway Street



7.1.1.1 Condition

Given the limited access, interdependency with the road structure of Duckworth Street, and complexity associated with the amalgamation of several buildings, the condition of the areas adjacent to Breakwater Books is largely **inconclusive**. A large amount of rubble is still present from the structural demolition and from a pure remaining useful life perspective, some elements could range from **fair** to **good**; however, further investigation is required.

7.1.1.2 Special remarks

Given the volume of debris, questionable overall integrity, and remaining structure that would need to be removed to gain access to the remaining foundations, it may not be a useful allocation of public funds to undergo such demolition and explorative work. Apart from the retaining structures along Duckworth Street and likely Holloway Street, and any demising or shared walls, the elements of these foundations do not rely on or provide support to Breakwater Books. As such, it may prove more beneficial to plan new site developments around Breakwater Books, should the Department decide to recapitalize this asset.

7.1.2 Superstructure

The superstructures of the adjacent buildings have been largely demolished following the 2010 fire. What remains is questionably unstable, yet clearly suggestive of heavy timber construction. Sawn timber joists are supported by heavy timber beams which rest on round steel posts with timber capitals. The steel posts are most likely not original construction, as square timber posts would have most likely been used in the late 19th century. This post and beam framing is visible within the Duckworth Street remains. Photos can be found in Appendix C.

7.1.2.1 Condition

Given the inherent condition of the partially demolished building, the remaining superstructure has negligible remaining service life. Per the evaluation criteria in Section 2.4.1, the condition is **very poor**. This does not mean future collapse is imminent, but rather its system as a whole offers no usefulness for any period of time or in this case, is not intact. It is conceivable that select elements such as the heavy timber floor beams could be repurposed subject to the further assessment; however, this not reflected in the evaluation.

7.2 Breakwater books building

The Breakwater Books building, including the north extension appears to be constructed with a shallow foundation, and largely structural light-framing above. The brick exterior wall on the north end of the original building footprint has been converted to an interior wall which only provides structural load resistance to point loads from floor beams on Levels 2 and 3. The roof system above this area on Level 4 is not visible and therefore unknown. Sample photos are provided in this report, and additional photos can be found in Appendix C.

7.2.1 Foundations

The foundation of the original Breakwater Books footprint is largely visible on the interior from the basement. Its original construction is not entirely visible in cross-section; however, openings and joist pockets suggest it to be brick with a thickness of 500 mm, more or less. Some interior surfaces have been parged with cementitious material, and the thickness of the openings between the original footprint of Breakwater Books and the north extension were measured and used to infer a general thickness of the perimeter. It also features two non-load bearing slabs-on-grade, one within the original building footprint, and another within the north extension. The height difference between the two slabs is approximately 200 mm. The original footprint likely featured a load-bearing stud wall at its midpoint, which has been replaced with a built-up sawn timber beam supported by telescopic steel jackposts. Footing elements below the jackposts are not visible. The floor assembly of the extension is framed perpendicularly to the original building, and features a 250 mm thick brick load bearing wall running in the north-south direction. Additional photos can be found in Appendix C.

Photo 38: Old exterior wall in basement along demarcation of Area 1 and Area 2



The foundations of the Holloway Street tunnel and Room 108 are not visible, although construction is likely as follows:

Table 5: Breakwater Books Foundation Summary by Area

Area	Description of elements
Holloway Street Tunnel	Perimeter foundation walls: – Cast-in-place concrete (inferred)
Room 108 (North Extension, Partial)	Perimeter foundation walls: – Rubble retaining walls with anchored concrete back-up wall Perimeter footings:

Area	Description of elements
	– May or may not exist as separate elements to the walls. Gravity retaining walls (i.e. rubble walls) are side enough to safely distribute line loads from vertical systems above to foundation soil Interior footings: – Cast-in-place concrete or timber friction piles (inferred)

7.2.1.1 Condition

The condition of the foundation supporting Breakwater Books, including the north extension is **good**, or better. While it is estimated to be 130 years old, no signs of deterioration were observed in the basement. Similarly, the brick cladding does now show signs of underlying structural failure, allowing for reasonable interpolation as to the overall condition of the concealed elements. Based on the data collected on the site, it is expected the foundation can perform for many years to come and would benefit from the conditioned environment of a fully enclosed and maintained building.

7.2.2 Superstructure

The superstructure throughout Breakwater Books is mostly concealed by wall and ceiling finishes. Visible floor framing in the basement confirms sawn timber construction which is period accurate for the late 19th century. While sizes and spacing on the upper floors could not be seen, knowledge of historical framing practices along with the floor layout, and the presence of a singular, steel post in the storefront area on Level 1 suggests all floors are framed in sawn timber joists from front-to-back. It is expected that the Level 1 framing system differs slightly from Levels 2 through 4 with its bearing points being more concentrated to allow for a more open floor arrangement.

The following table summarizes the known and inferred framing of various levels within the Breakwater Brooks footprint.

Table 6: Floor and Roof framing Summary by Level

Level/Area	Floor/Roof Framing	Joist Direction	Known or Inferred	Other Remarks
Level 1 Area 1	75x230 @ 300 o.c.	North-south	Known	– Two (2) built-up dimensional lumber floor beams below roughly inline with walls above – Brick post under steel post in storefront – Joists damp with white mould spores throughout
Level 1 Area 2	38x235 @ 400 o.c.	East-west	Known	– Heavy timber lintel in brick wall opening – Joists damp with white mould spores throughout – Damaged floor beam and joists near Stair 2
Level 2 Area 1	75x230 @ 300 o.c.	North-south	Inferred	– Concealed by gypsum board ceiling – Inferred based on geometric similarities and identical floor loading – Post suggestive of floor beam and geometry indicative of floor beam direction
Level 2 Area 2	38x235 @ 400 o.c.	East-west	Inferred	– Heavy timber floor beam runs in north-south direction –

Level/Area	Floor/Roof Framing	Joist Direction	Known or Inferred	Other Remarks
Level 3 Area 1	75x230 @ 300 o.c.	North-south	Inferred	– Concealed by gypsum board ceiling – Inferred based wall layout on Levels 2, 3 and 4 and identical floor loading
Level 3 Area 2	38x235 @ 400 o.c.	East-west	Inferred	– Heavy timber floor beam visible in north-south direction
Level 4 Area 1	75x230 @ 300 o.c.	North-south	Inferred	– Concealed by gypsum board ceiling – Inferred based wall layout on Levels 2, 3 and 4 and identical floor loading
Level 4 Area 2	38x235 @ 400 o.c. plus rafters	East-west	Inferred	– Heavy timber floor beam visible in north-south direction

Photo 39: Level 1 floor framing Area 1



Photo 40: Level 1 floor framing Area 1



Exterior masonry walls of the building contribute to the building's structure in two distinct ways. Vertical loads are resisted through the wall assemblies as floor joists are pocked into the interior face course of the assembly. Horizontal loads from wind are collected at the floor and roof levels and resisted by the solid masonry walls to provide structural stability. The exposed masonry presented in **good** condition, with a high likelihood of significant useful life remaining. Interior structural light-framing members are entirely concealed beneath wall finishes; however, the observed condition was not suggestive of significant concealed structural damage. Consequently, it is reasonably inferred the concealed timber framing elements are also in **good** condition.

7.2.2.1 Condition

Given the majority of the structural elements are concealed, the condition of the superstructure is largely inferred by other markers such as perceptible trueness of openings (i.e. windows and doors), operability of windows, tightness of trim joinery, cracks (or lack thereof) in ceiling and wall finishes, and deflections felt during the walk-through survey. The inferred assessment is also based on the assumptions and

inferred items summarized in Table 6 and is describe by level below. Overall, the condition presents in **good** condition, with potentially significant remaining useful life.

Table 7: Breakwater Books Floor Framing Condition Summary by Level and Area

Level/Area	Condition	Remarks
Level 1 Area 1	Fair	– Sample cross-section of joists observed at location of basement access hole. Timber presented as healthy with no decay – Structural elements would benefit from introduction of moisture control measures and removal of mould spores – Built-up beams suffering from moisture damage
Level 1 Area 2	Poor	– Physical and moisture damage concentrated to immediate area around Stair 2. Area appears to have been damaged by fire fighting operations during 2010 fire
Level 2 Area 1	Good ¹	– No visible structure (concealed by finishes). However, finishes presented surprisingly well for a building that has not been heated or maintained in more than a decade. Some cracking observed in ceiling and wall plaster, but not characteristic of excessive deformation during use and occupancy – Geometric consistencies with levels above and below and ornamentation suggest original layout – No visual markers observed to suggest potential underlying defects
Level 2 Area 2	Good	– Dimensional lumber floor joists presented relatively true and straight and free of rot and physical damage – Heavy timber floor beam and posts presented true and straight with no warping or unusual deformations. No excessive deformations seen – Significant useful life remaining
Level 3 Area 1	Good ¹	– No visible structure (concealed by finishes). However, finishes presented surprisingly well for a building that has not been heated or maintained in more than a decade. Some cracking observed in ceiling and wall plaster, but not characteristic of excessive deformation during use and occupancy – Geometric consistencies with levels above and below and ornamentation suggest original layout – No visual markers observed to suggest potential underlying defects
Level 3 Area 2	Good ¹	– Dimensional lumber floor joists presented relatively true and straight and free of rot and physical damage – Heavy timber floor beam and posts presented true and straight with no warping or unusual deformations. No excessive deformations seen – Significant useful life remaining
Level 4 Area 1	Good ¹	– No visible structure (concealed by finishes). However, finishes presented surprisingly well for a building that has not been heated or maintained in more than a decade. Some cracking observed in ceiling and wall plaster, but not characteristic of excessive deformation during use and occupancy – Geometric consistencies with levels above and below and ornamentation suggest original layout – No visual markers observed to suggest potential underlying defects

¹ Inferred based on appearance of finishes in designated area and general consensus of data collected at the site

The exposed masonry presented in **good** condition, with a high likelihood of significant useful life remaining. Interior structural light-framing members are entirely concealed beneath wall finishes; however, the observed condition was not suggestive of significant concealed structural damage. Consequently, it is reasonably inferred the concealed timber framing elements are also in **good** condition.

Roof framing is not visible from the interior, and physical access to the roof from the exterior is beyond the scope of this report.

7.2.2.2 Special remarks

In keeping with the Hazardous Building Materials Survey, the full interior of the building would need to be abated and treated for mould and biological hazards should the Department chose to recapitalize the building. Wood framed structures such as this building consist of many repetitive framing elements in simple, one-way framing systems could be strengthened for changes in occupancy or general rehabilitation. While the building is of considerable age, experienced water damage, and has not been maintained in more than 10 years, its robust composition would make restoration rather simple from a construction perspective. While a significant portion of the structure's condition has been inferred, strengthening would not prove difficult should problematic conditions become encountered during future works.



8 Electrical systems

Breakwater Books and the former law building were separate, and each contained their own independent systems. The electrical equipment in the former law building was found to be located on the Holloway Street side and damaged completely damaged by the 2010 fire and contained in a significant field of debris from selective structural demolition. Based on historical imagery, a single-phase overhead electrical service once fed the law offices from a nearby utility pole on the corner of Ductwork Street and Holloway Street. All electrical systems within the remains of the former buildings have been rendered non-existent and will not be discussed in further detail.

The electrical systems within the Breakwater Books building are basic in nature, and consist of general power distribution, electrical baseboard heating, lighting, and a fire alarm. By in large, all major electrical equipment has been decommissioned and permanently locked out following the 2010 fire and would be unsuitable for continued use. For the purposes of this report, the systems will be discussed in high-level detail. Photos can be found in Appendix C.

8.1 Power distribution

The electrical service entrance for Breakwater Books is located on the southwest corner of the building at the intersection of Water and Holloway. The external mast and weather hood is still visible on the exterior cladding, and historical imagery confirms the power was fed overhead from a nearby utility pole on Holloway Street. The main disconnect in the basement contained a limacoid confirming a 400A, single-phase 120/240V service used to power the building. No emergency back-up system is present. Several secondary distribution panels were also observed throughout the building.

8.1.1 Condition

Given the building's extensive water damage from the 2010 fire coupled with the lack of heat and maintenance since abandonment, the condition of the power distribution system is **very poor** and contains no remaining useful life.

8.2 Heating

Electric baseboard heating units were observed throughout the building. Baseboard heat is not characteristic of the original construction but was added in an upgrade at some point during the building's service life. The original heat source would have been the many coal-burning fireplaces seen throughout the building.

8.2.1 Condition

Given the building's extensive water damage from the 2010 fire coupled with the lack of heat and maintenance since abandonment, the condition of the electric heating system is **very poor** and contains no remaining useful life.

8.3 Lighting

The lighting system throughout the building is comprised of various fluorescent and incandescent light fixtures.

8.3.1 Condition

Given the building's extensive water damage from the 2010 fire coupled with the lack of heat and maintenance since abandonment, the condition of the lighting system is **very poor** and contains no remaining useful life.

8.4 Fire alarm

The fire alarm panel is located in Vestibule 101 on the main floor. It is a Siemens TXL-1000 and is part of a conventional fire alarm system which predates the modernly used, addressable systems.

8.4.1 Condition

Given the building's extensive water damage from the 2010 fire coupled with the lack of heat and maintenance since abandonment, the condition of the fire alarm system is **very poor** and contains no remaining useful life. Furthermore, modern addressable systems have taken the place of older, conventional type systems and would not be worthwhile to upgrade even in the best of conditions.



9 Mechanical systems

The mechanical services within the former law building are largely demolished beyond repair. Ventilation components and plumbing can be seen in the rubble, and the water entry was not found. A cast iron sanitary sewer service lateral can be found in Room 108 exiting into Holloway Street. Others may be present and have likely been properly decommissioned and removed. For the purposes of this report, these systems will not be discussed as no useful life remains.

Breakwater Books is largely concealed, and visibility limited to the basement. A partially demolished cast iron sanitary service lateral is located on the west side of the basement, and a PEXa waterline was seen entering the basement from the south face. General photos can be found in Appendix C.

9.1 Domestic water

The non-invasive nature of this assessment did not allow our team to confirm the piping material used throughout the building. Given the age and lack of major renovations, it is likely the domestic water system is comprised of copper pipe. Given the building has been properly heated or maintained for over a decade, it is highly unlikely the service life of the system could be extended. The existing electric water boilers located in the basement are also unfit for re-use.

9.1.1 Condition

The condition of the domestic water system is **very poor** as neither the system, nor its individual components possess any remaining useful life.

9.2 Drainage, waste, and vent piping

Similar to the domestic water system, the drainage, waste, and vent (“DWV”) piping systems are largely concealed throughout the building. The limited visibility in the basement suggests a network of cast iron piping still remains throughout the building, which would be questionably reliable given the age and abandoned nature of the building.

9.2.1 Condition

The condition of the DWV is **very poor** as neither the system, nor its individual components possess any remaining useful life.



10 Cost estimation

Pursuant to the RFP, DTI aims to understand the options available to redevelop the building and site, and the corresponding anticipated costs. Based on the observations collected during the hazardous materials survey, condition assessment and the preliminary building code assessment, three (3) options have been developed for consideration, which can be found in Appendix B. All figures are expressed in first quarter Canadian dollars and are exclusive of the 15% Harmonized Sales Tax (HST).

10.1 Option 1 - Demolition

Should a future assessment result in a decision to demolish the building, a Class “D” estimate has been prepared to capture the anticipated scope and in the amount of \$949,000, plus HST. Given the heavy presence of pests, the associated biological hazards must be addressed prior to commencing demolition activities. The scope of the demolition also must still consider the Environmental Remediation requirements and findings described in our Phase II Site Assessment Report dated 19 August 2026 as well as the Hazardous Building Materials Survey dated 19 June 2026.

10.2 Option 2 - Restoration

Considering the historical and architectural significance, overall condition and apparent remaining usefulness of the structure, it is possible the building can be remediated. This option involves some selective structural demolition of the adjacent remains, site cleanup, and an abatement of building. Other basic upgrades have been considered such as the addition of a sprinkler, and complete installation of new mechanical and electrical systems, with a basic provision for ventilation. The building would need to be cleared of all pigeons and other possible pests, and all biological waste abated. Some reconstruction and stabilization of the building and site is necessary to remove the unstable remains of the law firm and other structures and reinstate exterior walls and limits to the building. This option would bring the building back to a condition very similar to its pre-fire condition, with nominal modernizations;

however, additional structural investigation effort would likely be required to further assess feasibility. The corresponding estimated value is \$3,515,000 plus HST.

10.3 Option 3 - Enhanced Upgrade/Recapitalization

Given the apparent condition of the structure and original architectural elements of the façade and ornamentation, DTI may extend its possibilities by considering other use cases for the building. Recapitalization is considered beyond the scope of basic remediation in the sense that changes in occupancy would require additional elements or changes to the building to ensure compliance with the National Building Code of Canada. Depending on the major occupancy or combined major occupancies, other improvements such as accessibility should be contemplated to broaden the use of the building. Our team developed an additional Class “D” estimate to reflect a possible recapitalization scenario which is based the following changes to major occupancies.

Table 8: Option 2 Basis of Estimate

Area of building	New Major Occupancy
First storey	Group A2 - Assembly
Other storeys	Group D - Business and Personal Services

Changes in major occupancy trigger other cascading requirements for new construction existing construction. The addition of vertical transportation methods has been considered, and this option can be used to assess a range of possibilities for future use of the site. The elemental cost estimate for this use case is \$4,918,000, plus HST.



11 Summary and recommendations

11.1 Site

As described in the Phase II Environmental Site Assessment, results of laboratory analyses yielded concentrations of volatile organic compounds (particularly trichloroethylene), polyaromatic hydrocarbons, and metals in excess of the applicable Atlantic Risk-based Correction Action Tier I Environmental Quality Standards for residential and commercial sites with non-potable groundwater usage and coarse-grained soil. As such, additional environmental assessment has been authorized and is being performed under an adjacent agreement between the Department and Englobe. The results should offer a comprehensive understanding of the subsurface conditions, and the corresponding implications and limitations to future development of the site. These results should be considered in conjunction with this report to form a comprehensive set of recommendations for development.

11.2 Building

Architecturally and structurally speaking, the original Breakwater Books building (Area 1) and the infill area to the north containing the second stair (area 2) present favourably, save the tunnel, stairs, and basement. The original brick cladding and its ornamentation (entablature, bracket details, inset copings and window arches) is an impeccable preservation of historic architecture with significant and defining relevance to the City of St. John's. The unaltered interior and ornate detailing display evidence of remaining useful life and the general trueness of the structure indicative of the construction quality and robustness. Despite the condition of the largely deteriorated adjacent structures, the building is capable of continued performance under a variety of uses as outlined in this report. Historical buildings offer a unique set of values beyond usable floor area that is difficult to quantify in the context of traditional building valuation. They are artifacts of bygone eras that shape the cityscape and convey past thoughts

and practices of spatial design and construction, and their architecture reflects the culture, values, and prevalent influences at the time of their creation. As such, effort should be made to preserve these buildings.

It is for these reasons we believe a comprehensive and broad evaluation of the building should be performed prior to advancing any works on the site. The building's structure boasts considerable potential, making repurposing a reasonably plausible solution. In keeping with this report, more than one viable option for redevelopment seems apparent, and corresponding costs largely dictated by the chosen use and major occupancy. Regardless of target use, some baseline construction is recommended to remove the unstable and unusable remains of the adjacent areas built onto the building and restore the areas deemed suitable for remediation to a singular, enclosed structure. A needs assessment will help identify potential uses for the building, which will help guide the Department toward an architectural scope for redevelopment. This assessment should include participation from personnel with a broad range of diverse backgrounds to ensure intangible benefits are accurately captured and properly considered. Figure 3 below shows a graphical representation of what would remain after redevelopment and what areas require demolition or stabilization.

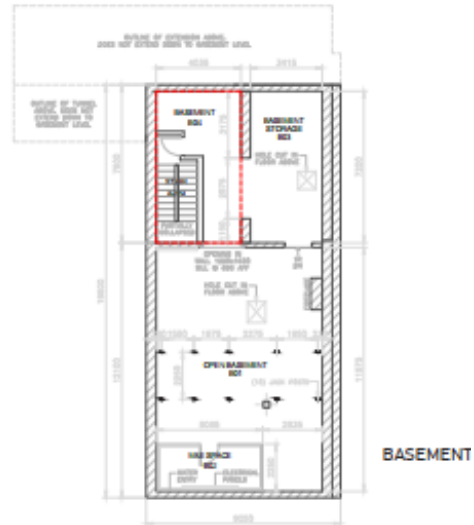
Should there be any clarifications required on the contents of this report, please direct your correspondence to the primary author.

Figure 3: Recommended Areas of Remediation (Not to Scale)

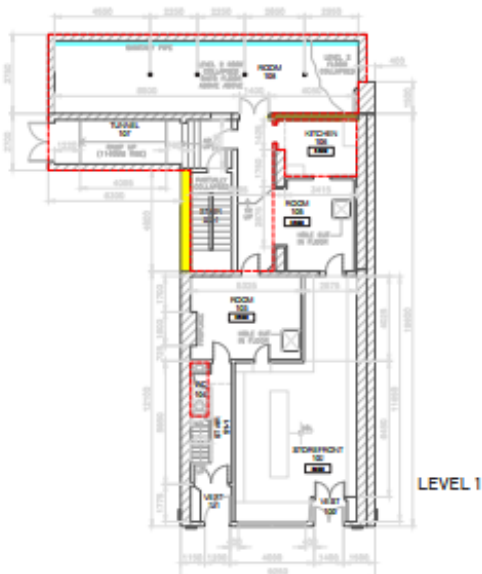
Breakwater Books Building: Areas of Demolition and Repair

Legend:

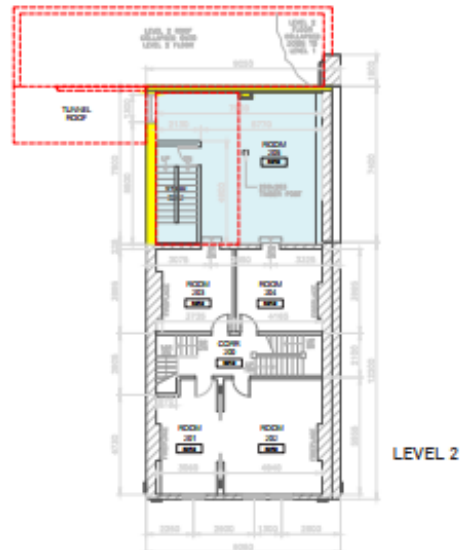
- Area to be Demolished
- Structure In Need of Repair
- Floor Structure to be Leveled with Rest of Floor



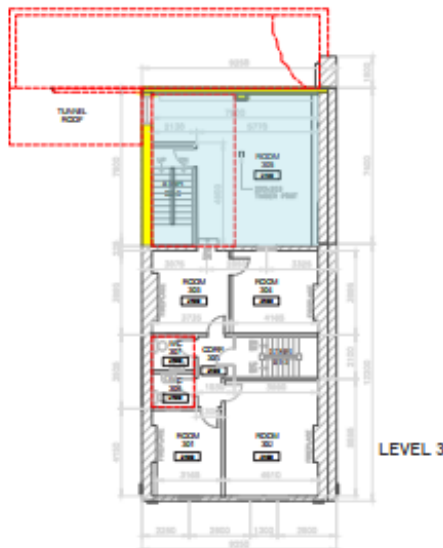
BASEMENT



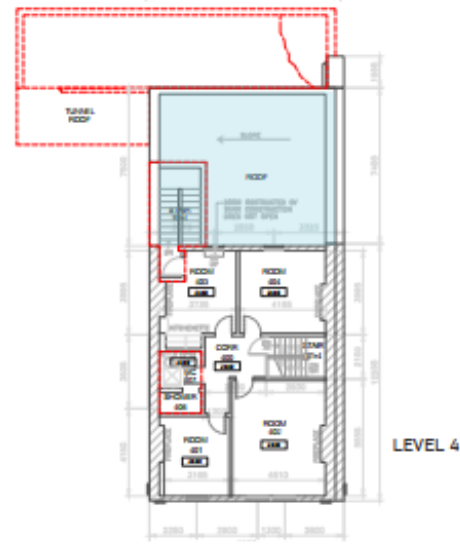
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LEVEL 2



LEVEL 3



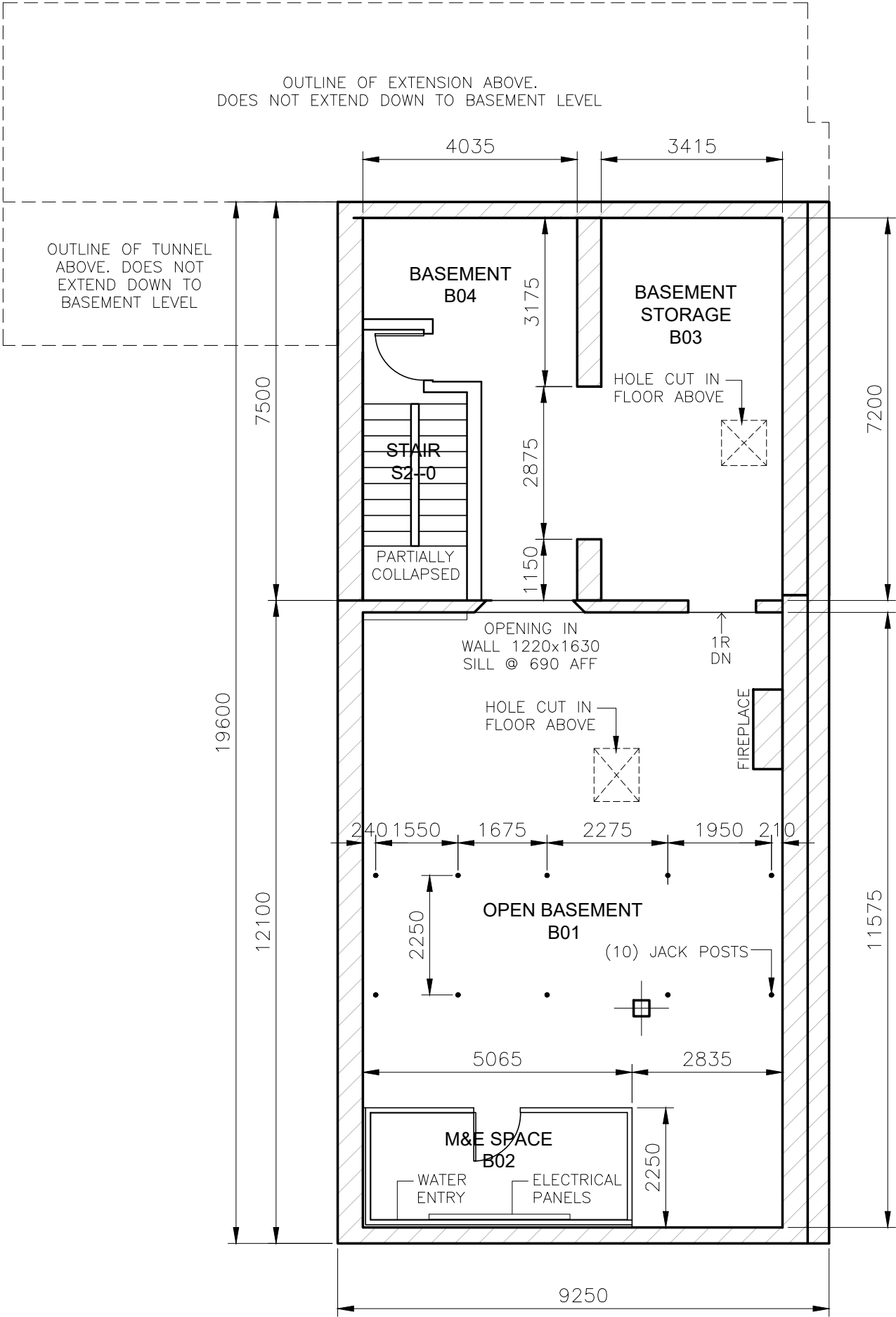
LEVEL 4

Appendix A

As-built Drawings



eNGLOBE



Do not scale from this drawing. The Contractor is to verify all dimensions on site before proceeding with this work.

Project:

FORMER BREAKWATER
BOOKS BUILDING

100 WATER STREET
ST. JOHN'S, NL
LAT49 No. 25-1797

Drawing Title:

BREAKWATER
BASEMENT

01

Issued for Information

09.29.25

Scale:

1:100

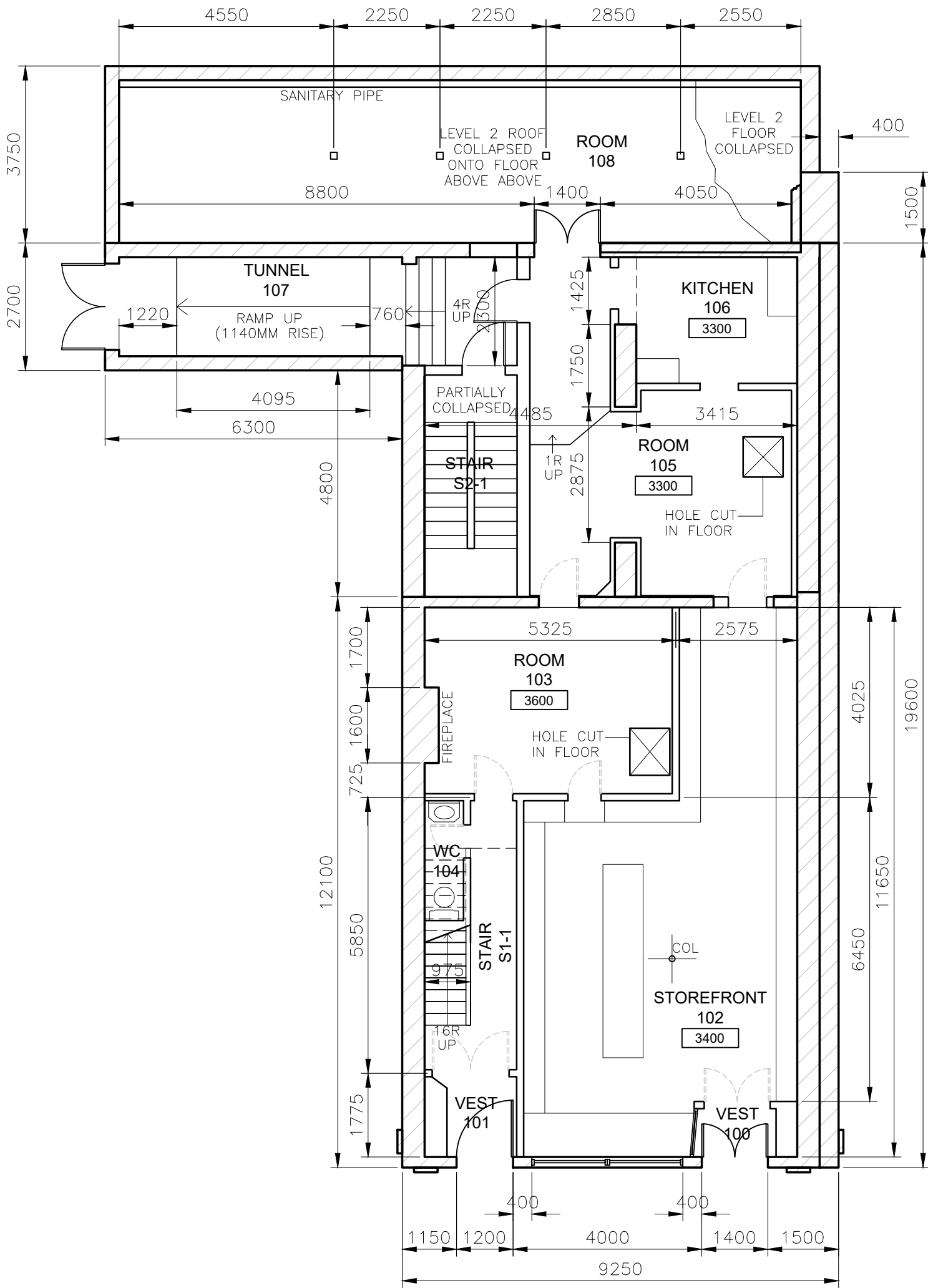
Date:

09/29/25

Dwg #:

ASK-1

HOLLOWAY STREET



WATER STREET



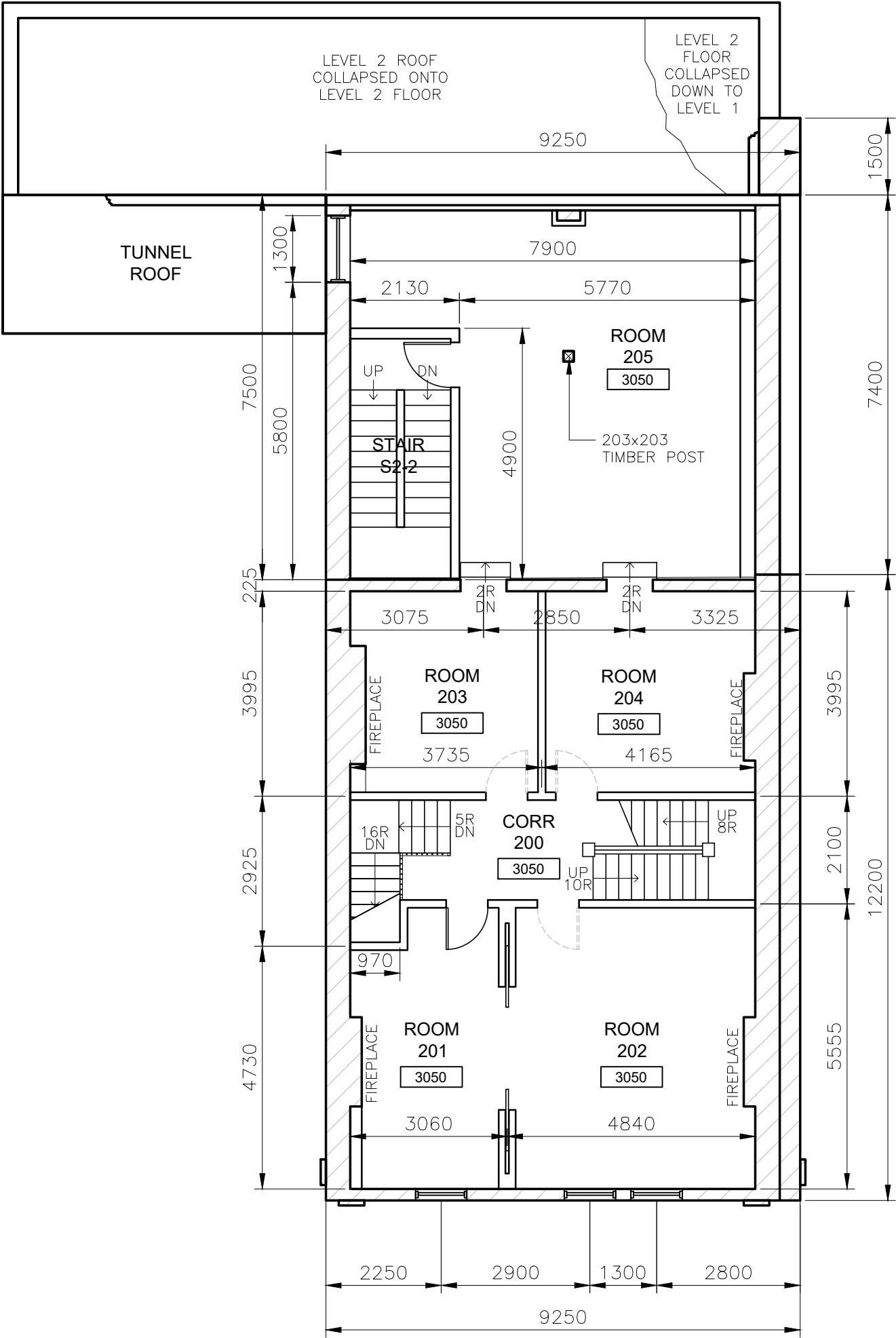
Do not scale from this drawing. The Contractor is to verify all dimensions on site before proceeding with this work.

Project:
FORMER BREAKWATER
BOOKS BUILDING
100 WATER STREET
ST. JOHN'S, NL
LAT49 No. 25-1797

Drawing Title:
BREAKWATER
LEVEL 1

01 Issued for Information 09.29.25

Scale:
1:100
Date:
09/29/25
Dwg #:
ASK-2



Do not scale from this drawing. The Contractor is to verify all dimensions on site before proceeding with this work.

Project:

FORMER BREAKWATER
BOOKS BUILDING

100 WATER STREET
ST. JOHN'S, NL
LAT49 No. 25-1797

Drawing Title:

BREAKWATER
LEVEL 2

01

Issued for Information

09.29.25

Scale:

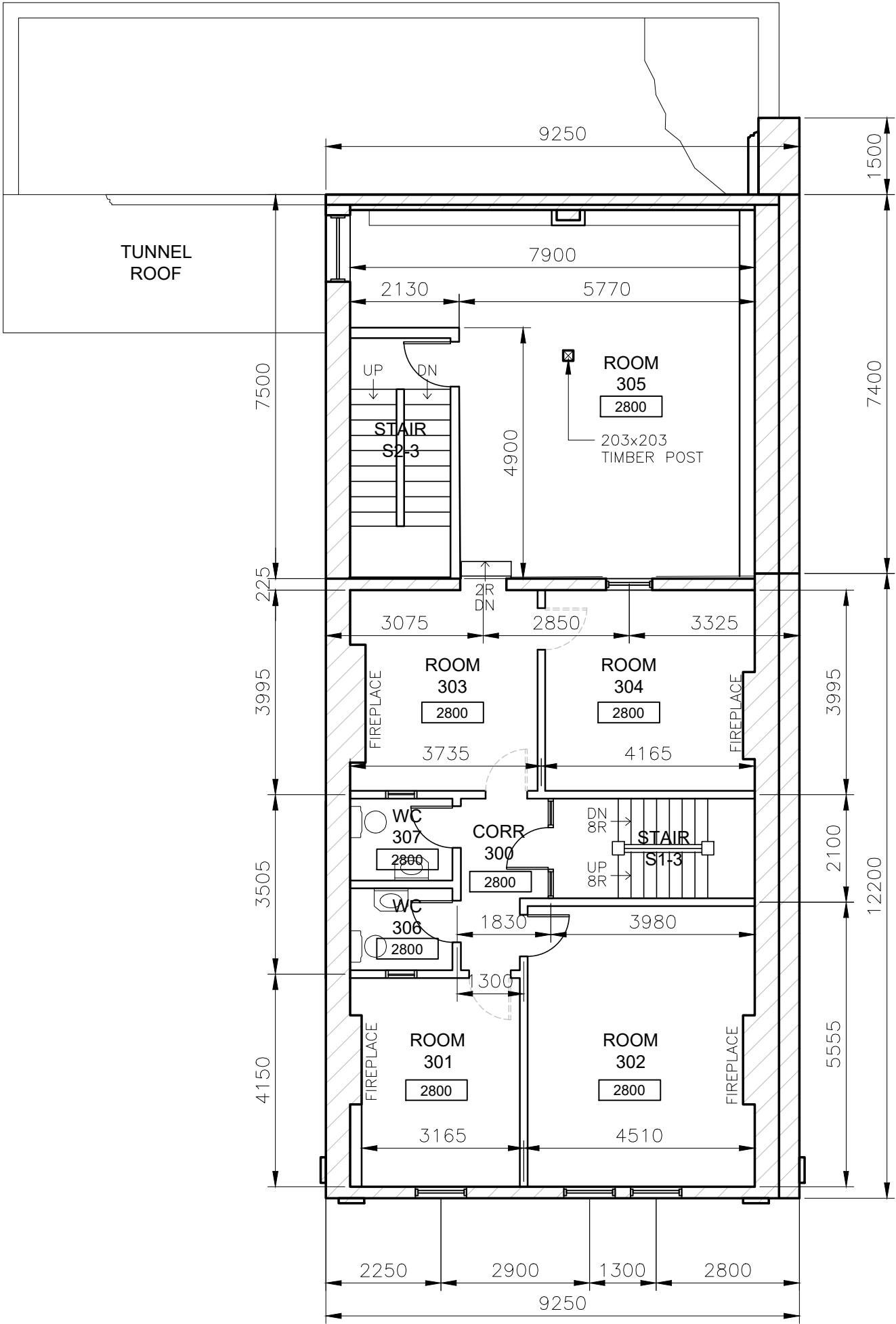
1:100

Date:

09/29/25

Dwg #:

ASK-3



Do not scale from this drawing. The Contractor is to verify all dimensions on site before proceeding with this work.

Project:

FORMER BREAKWATER
BOOKS BUILDING

100 WATER STREET
ST. JOHN'S, NL
LAT49 No. 25-1797

Drawing Title:

BREAKWATER
LEVEL 3

01

Issued for Information

09.29.25

Scale:

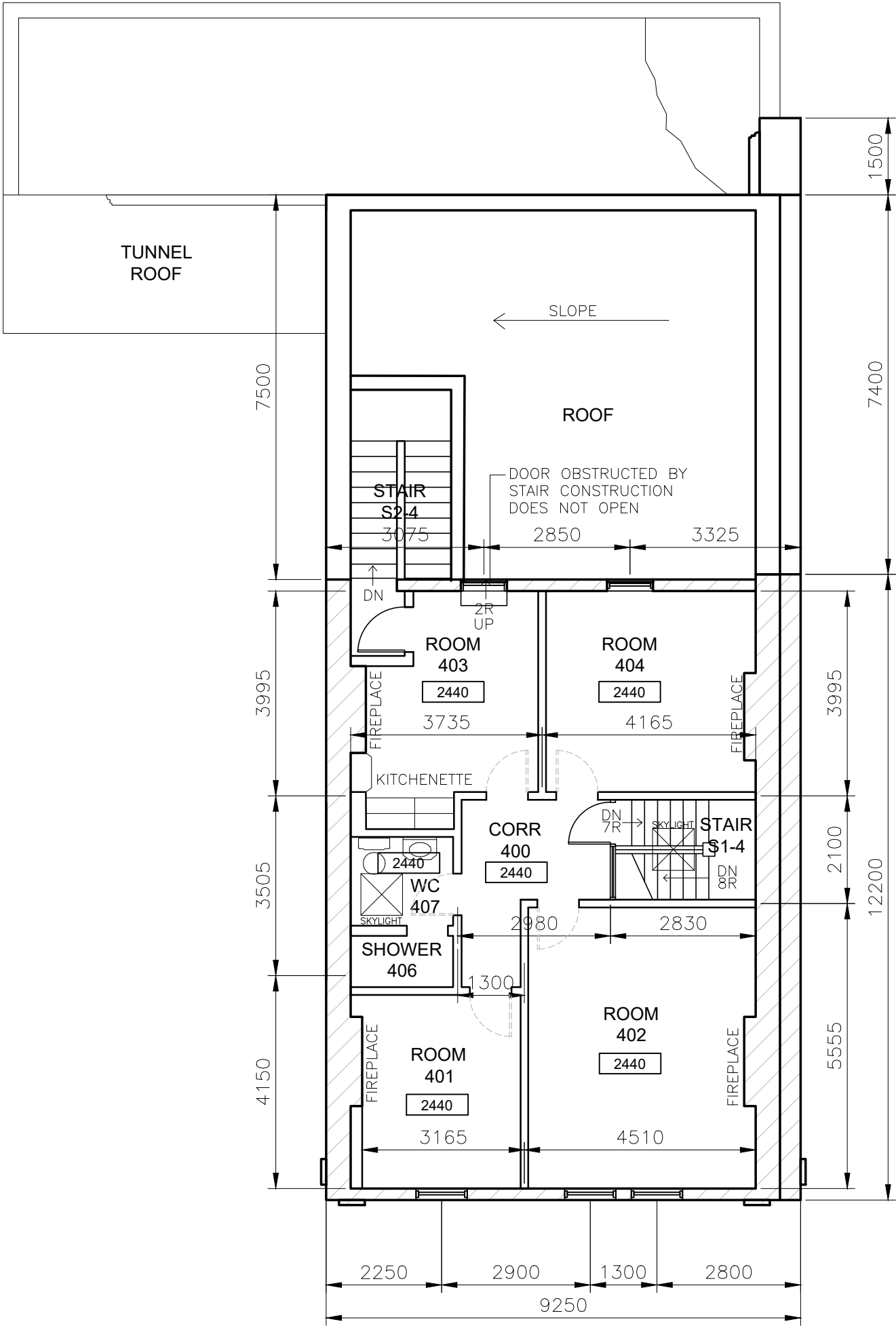
1:100

Date:

09/29/25

Dwg #:

ASK-4



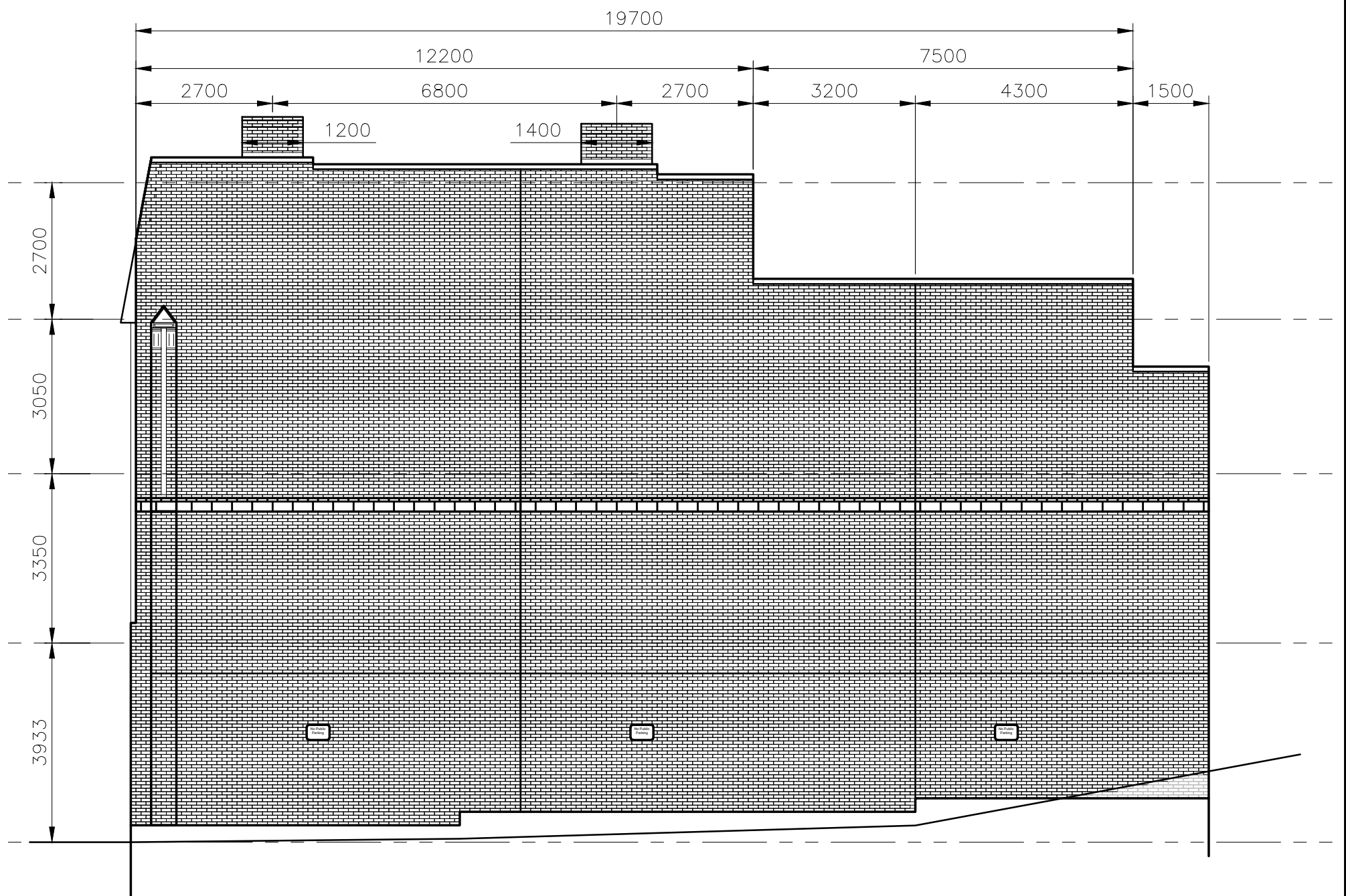
Do not scale from this drawing. The Contractor is to verify all dimensions on site before proceeding with this work.

Project:
FORMER BREAKWATER
BOOKS BUILDING
100 WATER STREET
ST. JOHN'S, NL
LAT49 No. 25-1797

Drawing Title:
BREAKWATER
LEVEL 4

01 Issued for Information 09.29.25

Scale: 1:100
Date: 09/29/25
Dwg #: ASK-5



Do not scale from this drawing. The Contractor is to verify all dimensions on site before proceeding with this work.

Project:

FORMER BREAKWATER
BOOKS BUILDING

100 WATER STREET
ST. JOHN'S, NL
LAT49 No. 25-1797

Drawing Title:

BREAKWATER
WATER ST & MEMORIAL
PARK ELEVATIONS

01

Issued for Information

09.29.25

Scale:

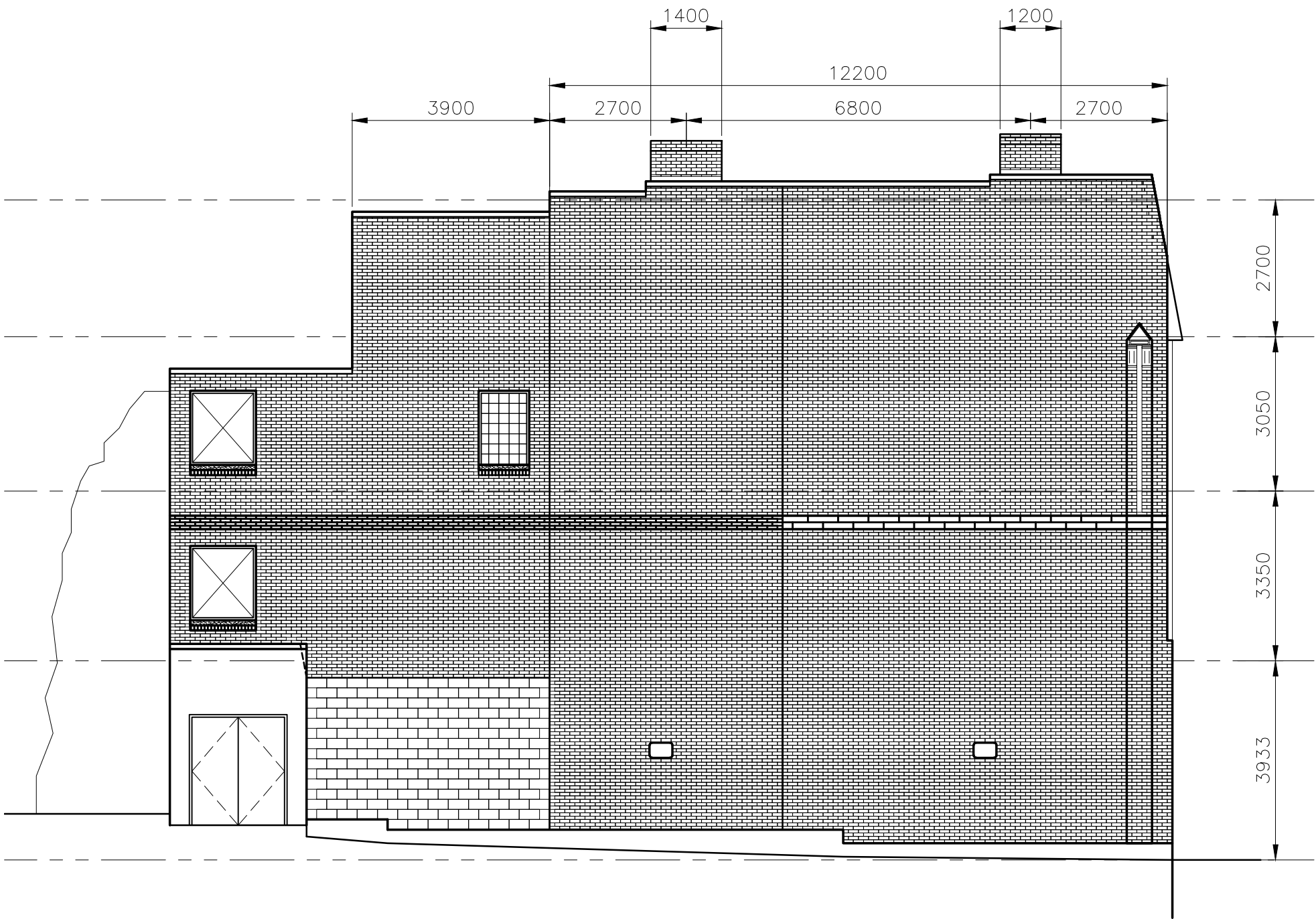
1:100

Date:

09/29/25

Dwg #:

ASK-6



Do not scale from this drawing. The Contractor is to verify all dimensions on site before proceeding with this work.

Project:

FORMER BREAKWATER
BOOKS BUILDING

100 WATER STREET
ST. JOHN'S, NL
LAT49 No. 25-1797

Drawing Title:

BREAKWATER
HOLLOWAY STREET
ELEVATION

01

Issued for Information

09.29.25

Scale:

1:100

Date:

09/29/25

Dwg #:

ASK-7



Do not scale from this drawing. The Contractor is to verify all dimensions on site before proceeding with this work.

Project:

FORMER BREAKWATER
BOOKS BUILDING

100 WATER STREET
ST. JOHN'S, NL
LAT49 No. 25-1797

Drawing Title:

BREAKWATER
BUILDING SECTION

01

Issued for Information

11.10.25

Scale:

1:100

Date:

11/10/25

Dwg #:

ASK-8

Appendix B

Elemental Cost Plan



eNGLOBE

Breakwater Books Redevelopment

140 Water Street, St. John's, NL



ELEMENTAL COST PLAN
CLASS D - FEASIBILITY
MARCH 31, 2026



163 Village Road, Herring Cove, Nova Scotia, Canada, B3V 1H2
www.qsolv.ca

Preamble

INTRODUCTION

The Class D - Feasibility Cost Plan enclosed represents the construction costs for the proposed options for redevelopment of the Breakwater Books Building located at 140 Water Street in St. John's, Newfoundland and Labrador, as designed by Lat49 Architecture Inc for the Newfoundland Department of Transportation and Infrastructure.

This scope of the project generally includes: Option 1 full remediation, demolition and site reinstatement; Option 2 restoration of pre-fire condition; and Option 3 restore to prefire condition with full barrier free access and occupancy change.

APPROACH

The construction costs for this report include all materials, labour, equipment, overheads, general conditions, plus markups and contractor's profit, for the renovations as presented in the project documents.

The following is a breakdown of capital costs per option:

Option 1 Total Demolition	\$964,000.00
Option 2 Restore to Pre-fire Condition	\$3,515,000.00
Option 3 Barrier Free Access, Occupancy Change	\$4,918,000.00

Quantities were measured based on the Canadian Institute of Quantity Surveyors (CIQS) standards for Method of Measurement and presented in elemental format.

Pricing reflects competitive bids for every element of the work for a project of this type procured under an open market stipulated lump sum bid contract in St. John's, NL. Unit costs are developed and expressed as typical sub-contractor pricing and are inclusive of subcontractor's overheads and profits.

This estimate is an indication of the probable construction costs and is intended to represent fair market value of the construction costs. This estimate should not be considered a prediction of the lowest bid.



Preamble

SPACE MEASUREMENT	The Gross Floor Area of the existing building was measured at 922 metres squared (m2) based on the CIQS Method of Measurement standards and the International Construction Measurement Standards (ICMS).
COST BASE	All costs are expressed in first quarter 2026 Canadian dollars (1Q2026). All costs are shown exclusive of the 15% Harmonized Sales Tax (HST).
ESCALATION	An Escalation Allowance is excluded from this report as no schedule was provided. It is recommended the Owner carry a minimum 10% per annum for escalation until a schedule is developed.
CONTINGENCIES	A Design Development Contingency Allowance of 5% is included in this report to allow for scope and budget adjustments during the remaining design phase. A Construction Contingency Allowance of 5% is included in this report to allow for scope changes and possible change orders during the construction phase.
EXCLUSIONS	The following have been excluded from this cost report: - Premium for single source materials or equipment unless noted otherwise - Third party commissioning - Professional and design fees - Project management fees - Interim financing - Legal fees and surveys

Preamble

EXCLUSIONS

Owners risk allowance
Moving costs or swing space
Professional and design fees
Phasing premiums
Accelerated schedule premiums
Shift premiums or after-hours work
Cash allowances
Winter concrete
Testing and inspections
Cost premiums due to new tariffs placed on material and equipment
Cost premiums due to changes in pandemic protocols

DOCUMENTATION

This Class D Cost Plan is based on the following documentation received:

Specifications/Reports:
Building Condition Assessment

Dated:
December 12, 2025



PROJECT COST SUMMARY						
PROJECT:		BREAKWATER BOOKS BUILDING, BUILDING CONDITION			Class D Cost Plan	
LOCATION:		96-100 WATER STREET, ST. JOHN'S, NL				
CLIENT:		NL DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE				
ARCHITECT:		ENGLOBE CORP				
					DATE:	MARCH 31, 2026
					CLASS:	D - FEASIBILITY
					FILE	13641
DESCRIPTION		ELEMENTAL QUANTITY		ELEMENTAL UNIT RATE	ELEMENTAL AMOUNT	NOTES
1	OPTION 1 TOTAL DEMOLITION	922	m2	\$ 1,046.11	\$ 964,000	
2	OPTION 2 RESTORE TO PRE-FIRE CONDITION	849	m2	\$ 4,142.60	\$ 3,515,000	
3	OPTION 3 BARRIER FREE ACCESS, OCCUPANCY CHANGE	849	m2	\$ 5,796.11	\$ 4,918,000	



ELEMENTAL COST SUMMARY

PROJECT: BREAKWATER BOOKS BUILDING, BUILDING CONDITION
 LOCATION: 96-100 WATER STREET, ST. JOHN'S, NL
 CLIENT: NL DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE
 DESIGNER: ENGLOBE CORP

Option 1 Total Demolition

DATE: MARCH 31, 2026
 CLASS: D - FEASIBILITY
 FILE 13637
 GFA:m2 922

GROSS FLOOR AREA 922 m2

ELEMENT	RATIO TO GFA	ELEMENTAL QUANTITY	ELEMENTAL UNIT RATE	ELEMENTAL AMOUNT	RATE PER GFA	TOTAL AMOUNT	%
A SHELL					\$ -	\$ -	0.00
A1 SUBSTRUCTURE					\$ -	\$ -	0.00
A11 Foundations	1.000	922 m2	\$ -	\$ -	\$ -		0.00
A12 Basement Excavation	1.000	922 m2	\$ -	\$ -	\$ -		0.00
A2 STRUCTURE					\$ -	\$ -	0.00
A21 Lowest Floor Construction	1.000	922 m2	\$ -	\$ -	\$ -		0.00
A22 Upper Floor Construction	1.000	922 m2	\$ -	\$ -	\$ -		0.00
A23 Roof Construction	1.000	922 m2	\$ -	\$ -	\$ -		0.00
A3 EXTERIOR ENCLOSURE					\$ -	\$ -	0.00
A31 Walls Below Grade	1.000	922 m2	\$ -	\$ -	\$ -		0.00
A32 Walls Above Grade	1.000	922 m2	\$ -	\$ -	\$ -		0.00
A33 Windows and Entrances	1.000	922 m2	\$ -	\$ -	\$ -		0.00
A34 Roof Coverings	1.000	922 m2	\$ -	\$ -	\$ -		0.00
A35 Projections	1.000	922 m2	\$ -	\$ -	\$ -		0.00
B INTERIORS					\$ -	\$ -	0.00
B1 PARTITIONS AND DOORS					\$ -	\$ -	0.00
B11 Partitions	1.000	922 m2	\$ -	\$ -	\$ -		0.00
B12 Doors	1.000	922 m2	\$ -	\$ -	\$ -		0.00
B2 INTERIOR FINISHES					\$ -	\$ -	0.00
B21 Floor Finishes	1.000	922 m2	\$ -	\$ -	\$ -		0.00
B22 Ceiling Finishes	1.000	922 m2	\$ -	\$ -	\$ -		0.00
B23 Wall Finishes	1.000	922 m2	\$ -	\$ -	\$ -		0.00
B3 FITTINGS AND EQUIPMENT					\$ -	\$ -	0.00
B31 Fittings and Fixtures	1.000	922 m2	\$ -	\$ -	\$ -		0.00
B32 Equipment	1.000	922 m2	\$ -	\$ -	\$ -		0.00
B33 Conveying Systems	1.000	922 m2	\$ -	\$ -	\$ -		0.00
SERVICES					\$ -	\$ -	0.00
C1 MECHANICAL					\$ -	\$ -	0.00
C11 Plumbing and Drainage	1.000	922 m2	\$ -	\$ -	\$ -		0.00
C12 Fire Protection	1.000	922 m2	\$ -	\$ -	\$ -		0.00
C13 HVAC	1.000	922 m2	\$ -	\$ -	\$ -		0.00
C14 Controls	1.000	922 m2	\$ -	\$ -	\$ -		0.00
C2 ELECTRICAL					\$ -	\$ -	0.00
C21 Services and Distribution	1.000	922 m2	\$ -	\$ -	\$ -		0.00
C22 Lighting, Devices and Heating	1.000	922 m2	\$ -	\$ -	\$ -		0.00
C23 Systems and Ancillaries	1.000	922 m2	\$ -	\$ -	\$ -		0.00
NET BUILDING SUBTOTAL - LESS SITE					\$ -	\$ -	0.00
D SITE & ANCILLARY WORK					\$ 863	\$ 794,859	82.45
D1 SITEWORK					\$ 163	\$ 149,800	15.54
D11 Site Development	1.000	922 m2	\$ 124.58	\$ 114,800	\$ 125		11.91
D12 Mechanical Site Services	1.000	922 m2	\$ 37.98	\$ 35,000	\$ 38		3.63
D13 Electrical Site Services	1.000	922 m2	\$ -	\$ -	\$ -		0.00
D2 ANCILLARY WORK					\$ 700	\$ 645,059	66.91
D21 Demolition	1.000	922 m2	\$ 700.00	\$ 645,059	\$ 700		66.91
D22 Alterations	1.000	922 m2	\$ -	\$ -	\$ -		0.00
NET BUILDING SUBTOTAL - INCLUDING SITE					\$ 863	\$ 794,859	82.45
Z GENERAL REQUIREMENTS AND ALLOWANCES					\$ 184	\$ 169,106	17.54
Z1 GENERAL REQUIREMENTS AND FEES					\$ 134	\$ 123,203	12.78
Z11 General Requirements and Overheads	10%			\$ 79,486	\$ 86		8.25
Z12 Contractors Profit	5%			\$ 43,717	\$ 47		4.53
Z2 ALLOWANCES					\$ 50	\$ 45,903	4.76
Z21 Design Allowance	0%			\$ -	\$ -		0.00
Z22 Escalation Allowance	0%			\$ -	\$ -		0.00
Z23 Construction Allowance	5%			\$ 45,903	\$ 50		4.76
TOTAL CONSTRUCTION COST (HST EXTRA)				\$1,046 per m2		\$ 964,000	100.00

Element	Quantities		Unit Rates		Sub-totals
SITEWORK					
D11 Site Development					
▪ environmental	1	sum	\$	10,000.00	\$ 10,000
▪ locates	1	sum	\$	5,000.00	\$ 5,000
▪ security/site fencing	150	m	\$	250.00	\$ 37,500
▪ site infill with imported common material	1500	m3	\$	35.00	\$ 52,500
▪ topsoil and seed	700	m2	\$	14.00	\$ 9,800
D11 Site Development Total	922	m2	\$	124.58	\$ 114,800
D12 Mechanical Site Services					
▪ cap u/g services	1	sum	\$	35,000.00	\$ 35,000
D12 Mechanical Site Services Total	922	m2	\$	37.98	\$ 35,000
ANCILLARY WORK					
D21 Demolition					
▪ hazardous containing material abatement - level 3 abatement allowance	922	m2	\$	375.00	\$ 345,567
▪ full demolition and disposal of adjacent building, material separation, trucking, tipping fees	922	m2	\$	325.00	\$ 299,492
D21 Demolition Total	922	m2	\$	700.00	\$ 645,059
GENERAL REQUIREMENTS AND FEES					
Z11 General Requirements and Overheads					
▪ contractor's overheads				10.00%	\$ 79,486
Z11 General Requirements and Overheads Total	922	m2	\$	86.26	\$ 79,486
Z12 Contractor's Profit					
▪ contractor's profit				5.00%	\$ 43,717
Z12 Contractor's Profit Total	922	m2	\$	47.44	\$ 43,717
ALLOWANCES					
Z23 Construction Contingency					
▪ construction contingency				5.00%	\$ 45,903
Z23 Construction Contingency	922	m2	\$	49.81	\$ 45,903

ELEMENTAL COST SUMMARY

PROJECT: BREAKWATER BOOKS BUILDING, BUILDING CONDITION
 LOCATION: 96-100 WATER STREET, ST. JOHN'S, NL
 CLIENT: NL DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE
 DESIGNER: ENGLOBE CORP

Option 2 - Restore to Pre-Fire Condition

DATE: MARCH 31, 2026
 CLASS: D - FEASIBILITY
 FILE 13637
 GFA:m2 849

GROSS FLOOR AREA 849 m2

ELEMENT	RATIO TO AOR	ELEMENTAL QUANTITY	ELEMENTAL UNIT RATE	ELEMENTAL AMOUNT	RATE PER AOR	TOTAL AMOUNT	%
A SHELL					\$ 894	\$ 758,247	21.57
A1 SUBSTRUCTURE					\$ 35	\$ 30,000	0.85
A11 Foundations	0.214	181 m2	\$ 165.47	\$ 30,000	\$ 35		0.85
A12 Basement Excavation	0.214	181 m2	\$ -	\$ -	\$ -		0.00
A2 STRUCTURE					\$ 167	\$ 141,400	4.02
A21 Lowest Floor Construction	0.214	181 m2	\$ -	\$ -	\$ -		0.00
A22 Upper Floor Construction	0.325	276 m2	\$ 446.38	\$ 123,200	\$ 145		3.50
A23 Roof Construction	0.147	125 m2	\$ 145.60	\$ 18,200	\$ 21		0.52
A3 EXTERIOR ENCLOSURE					\$ 692	\$ 586,847	16.70
A31 Walls Below Grade	1.000	849 m2	\$ -	\$ -	\$ -		0.00
A32 Walls Above Grade	1.159	983 m2	\$ 306.23	\$ 301,119	\$ 355		8.57
A33 Windows and Entrances	0.115	98 m2	\$ 1,974.48	\$ 193,436	\$ 228		5.50
A34 Roof Coverings	0.214	182 m2	\$ 507.10	\$ 92,292	\$ 109		2.63
A35 Projections	1.000	849 m2	\$ -	\$ -	\$ -		0.00
B INTERIORS					\$ 561	\$ 475,625	13.53
B1 PARTITIONS AND DOORS					\$ 195	\$ 165,320	4.70
B11 Partitions	0.889	754 m2	\$ 180.00	\$ 135,720	\$ 160		3.86
B12 Doors	0.057	48 m2	\$ 616.67	\$ 29,600	\$ 35		0.84
B2 INTERIOR FINISHES					\$ 366	\$ 310,305	8.83
B21 Floor Finishes	1.000	849 m2	\$ 104.46	\$ 88,638	\$ 104		2.52
B22 Ceiling Finishes	1.000	849 m2	\$ 150.36	\$ 127,578	\$ 150		3.63
B23 Wall Finishes	1.000	849 m2	\$ 110.89	\$ 94,090	\$ 111		2.68
B3 FITTINGS AND EQUIPMENT					\$ -	\$ -	0.00
B31 Fittings and Fixtures	1.000	849 m2	\$ -	\$ -	\$ -		0.00
B32 Equipment	1.000	849 m2	\$ -	\$ -	\$ -		0.00
B33 Conveying Systems	1.000	849 m2	\$ -	\$ -	\$ -		0.00
SERVICES					\$ 852	\$ 722,678	20.56
C1 MECHANICAL					\$ 477	\$ 405,128	11.53
C11 Plumbing and Drainage	1.000	849 m2	\$ 171.21	\$ 145,275	\$ 171		4.13
C12 Fire Protection	1.000	849 m2	\$ 106.25	\$ 90,153	\$ 106		2.56
C13 HVAC	1.000	849 m2	\$ 200.00	\$ 169,700	\$ 200		4.83
C14 Controls	1.000	849 m2	\$ -	\$ -	\$ -		0.00
C2 ELECTRICAL					\$ 374	\$ 317,550	9.03
C21 Services and Distribution	1.000	849 m2	\$ 74.25	\$ 63,000	\$ 74		1.79
C22 Lighting, Devices and Heating	1.000	849 m2	\$ 250.00	\$ 212,125	\$ 250		6.03
C23 Systems and Ancillaries	1.000	849 m2	\$ 50.00	\$ 42,425	\$ 50		1.21
NET BUILDING SUBTOTAL - LESS SITE					\$ 2,306	\$ 1,956,550	55.66
D SITE & ANCILLARY WORK					\$ 831	\$ 704,813	20.05
D1 SITEWORK					\$ 137	\$ 116,500	3.31
D11 Site Development	1.000	849 m2	\$ 99.00	\$ 84,000	\$ 99		2.39
D12 Mechanical Site Services	1.000	849 m2	\$ 26.52	\$ 22,500	\$ 27		0.64
D13 Electrical Site Services	1.000	849 m2	\$ 11.79	\$ 10,000	\$ 12		0.28
D2 ANCILLARY WORK					\$ 693	\$ 588,313	16.74
D21 Demolition	1.000	849 m2	\$ 693.36	\$ 588,313	\$ 693		16.74
D22 Alterations	1.000	849 m2	\$ -	\$ -	\$ -		0.00
NET BUILDING SUBTOTAL - INCLUDING SITE					\$ 3,137	\$ 2,661,362	75.71
Z GENERAL REQUIREMENTS AND ALLOWANCES					\$ 1,005	\$ 853,165	24.27
Z1 GENERAL REQUIREMENTS AND FEES					\$ 620	\$ 526,417	14.98
Z11 General Requirements and Overheads	13%			\$ 345,977	\$ 408		9.84
Z12 Contractors Profit	6%			\$ 180,440	\$ 213		5.13
Z2 ALLOWANCES					\$ 385	\$ 326,747	9.30
Z21 Design Allowance	5%			\$ 159,389	\$ 188		4.53
Z22 Escalation Allowance	0%			\$ -	\$ -		0.00
Z23 Construction Allowance	5%			\$ 167,358	\$ 197		4.76
TOTAL CONSTRUCTION COST (HST EXTRA)				\$4,143 per m2		\$ 3,515,000	100.00

Element	Quantities		Unit Rates		Sub-totals
SUBSTRUCTURE					
A11 Standard Foundations					
▪ foundation walls repairs allowance	1	sum	\$	30,000.00	\$ 30,000
A11 Standard Foundations Total	181	m2	\$	165.47	\$ 30,000
STRUCTURE					
A22 Upper Floor Construction					
▪ level 1 - structural repairs and upgrades	69	m2	\$	200.00	\$ 13,800
▪ level 2 - structural repairs and upgrades	69	m2	\$	200.00	\$ 13,800
▪ level 3 - structural repairs and upgrades	69	m2	\$	200.00	\$ 13,800
▪ level 4 - structural repairs and upgrades	69	m2	\$	200.00	\$ 13,800
▪ replace back stairs and railings	4	flights	\$	15,000.00	\$ 60,000
▪ original stairs - repair	2	flights	\$	4,000.00	\$ 8,000
A22 Upper Floor Construction	276	m2	\$	446.38	\$ 123,200
A23 Roof Construction					
▪ roof - structural repairs and upgrades	182	m2	\$	100.00	\$ 18,200
A23 Roof Construction Total	125	m2	\$	145.60	\$ 18,200
EXTERIOR ENCLOSURE					
A32 Walls Above Grade					
▪ repair brick veneer, repoint	840	m2	\$	200.00	\$ 168,039
▪ clean and repair slate shingles on mansard roof	30	m2	\$	750.00	\$ 22,500
▪ repair storefront wood veneer	34	m2	\$	1,500.00	\$ 51,476
▪ repair wall where portion demolished	79	m2	\$	750.00	\$ 59,105
A32 Walls Above Grade Total	983	m2	\$	306.23	\$ 301,119
A33 Windows and Entrances					
▪ existing entrances - repair	4	leafs	\$	3,000.00	\$ 12,000
▪ replace exits	1	leafs	\$	5,500.00	\$ 5,500
▪ new windows	88	m2	\$	2,000.00	\$ 175,936
A33 Windows and Entrances Total	98	m2	\$	1,974.48	\$ 193,436
A34 Roof Coverings					
▪ new 2 ply modified bituminous roof system	182	m2	\$	450.00	\$ 81,900
▪ parapets allowance	58	m	\$	180.00	\$ 10,392
A34 Roof Coverings Total	182	m2	\$	507.10	\$ 92,292
PARTITIONS AND DOORS					
B11 Partitions					
▪ general partitions - upgraded or new	754	m2	\$	180.00	\$ 135,720
B11 Partitions Total	754	m2	\$	180.00	\$ 135,720

Element	Quantities		Unit Rates		Sub-totals
B12 Interior Doors and Screens					
▪ new interior HM/SWC doors, frames, hardware	4	leafs	\$	2,400.00	\$ 9,600
▪ restore existing doors	20	leafs	\$	1,000.00	\$ 20,000
B12 Interior Doors and Screens Total	48	m2	\$	616.67	\$ 29,600
FINISHES					
B21 Floor Finishes					
▪ repair or refinish all existing flooring	849	m2	\$	75.00	\$ 63,638
▪ replacement allowance	100	m2	\$	250.00	\$ 25,000
B21 Floor Finishes Total	849	m2	\$	104.46	\$ 88,638
B22 Ceiling Finishes					
▪ repair or new ceiling allowance - gwb, t-bar	849	m2	\$	115.00	\$ 97,578
▪ restoration of crown mouldings, plaster features	1	sum	\$	30,000.00	\$ 30,000
B22 Ceiling Finishes Total	849	m2	\$	150.36	\$ 127,578
B23 Wall Finishes					
▪ wall finish allowance, paint, ceramic wall tile	754	m2	\$	85.00	\$ 64,090
▪ restoration of trims, plaster features	1	sum	\$	30,000.00	\$ 30,000
B23 Wall Finishes Total	849	m2	\$	110.89	\$ 94,090
MECHANICAL					
C11 Plumbing and Drainage					
▪ new domestic water entrance	1	sum	\$	18,000.00	\$ 18,000
▪ new plumbing and fixtures allowance	849	m2	\$	150.00	\$ 127,275
C11 Plumbing and Drainage Total	849	m2	\$	171.21	\$ 145,275
C12 Fire Protection					
▪ fire protection water entrance	1	sum	\$	25,000.00	\$ 25,000
▪ standpipes in stairwells	1	sum	\$	10,000.00	\$ 10,000
▪ new wet pipe sprinkler system throughout	849	m2	\$	65.00	\$ 55,153
C12 Fire Protection Total	849	m2	\$	106.25	\$ 90,153
C13 Heating, Ventilation, Air Conditioning					
▪ new basic hvac allowance	849	m2	\$	200.00	\$ 169,700
C13 Heating, Ventilation, Air Conditioning Total	849	m2	\$	200.00	\$ 169,700
C14 Controls					
▪ local thermostats - see element C13	849	m2	\$	-	\$ -
C14 Controls Total	849	m2	\$	-	\$ -

ELECTRICAL



Element	Quantities		Unit Rates		Sub-totals
C21 Services and Distribution					
▪ new service entrance, switchboard	1	sum	\$	30,000.00	\$ 30,000
▪ new distribution panels	3	no	\$	5,000.00	\$ 15,000
▪ feeders	1	sum	\$	10,000.00	\$ 10,000
▪ grounding	1	sum	\$	5,000.00	\$ 5,000
▪ disconnects	1	sum	\$	3,000.00	\$ 3,000
C21 Services and Distribution Total	849	m2	\$	74.25	\$ 63,000
C22 Lighting, Devices and Heating					
▪ lighting and lighting controls allowance	849	m2	\$	120.00	\$ 101,820
▪ emergency and exit lighting allowance	849	m2	\$	25.00	\$ 21,213
▪ wiring devices, receptacles, power allowance	849	m2	\$	65.00	\$ 55,153
▪ electric heat	849	m2	\$	35.00	\$ 29,698
▪ mechanical connections	849	m2	\$	5.00	\$ 4,243
C22 Lighting and Heating Total	849	m2	\$	250.00	\$ 212,125
C23 Systems and Ancillaries					
▪ fire alarm system/security allowance	849	m2	\$	30.00	\$ 25,455
▪ data and communications allowance	849	m2	\$	20.00	\$ 16,970
C23 Systems and Ancillaries Total	849	m2	\$	50.00	\$ 42,425
SITEWORK					
D11 Site Development					
▪ locates, environmental	1	sum	\$	5,000.00	\$ 5,000
▪ site hoarding, sidewalk closure	60	m	\$	150.00	\$ 9,000
▪ sidewalk reinstatement	100	m2	\$	150.00	\$ 15,000
▪ curb and gutter reinstatement	50	m	\$	200.00	\$ 10,000
▪ retaining wall reinstatement	1	sum	\$	20,000.00	\$ 20,000
▪ asphalt parking	200	m2	\$	125.00	\$ 25,000
D11 Site Development Total	849	m2	\$	99.00	\$ 84,000
D12 Mechanical Site Services					
▪ sanitary connection on site	1	sum	\$	7,500.00	\$ 7,500
▪ water connection on site	1	sum	\$	7,500.00	\$ 7,500
▪ stormwater connection on site	1	sum	\$	7,500.00	\$ 7,500
D12 Mechanical Site Services Total	849	m2	\$	26.52	\$ 22,500
D13 Electrical Site Services					
▪ new service entrance on holloway street	1	sum	\$	10,000.00	\$ 10,000
D13 Electrical Site Services Total	849	m2	\$	11.79	\$ 10,000
ANCILLARY WORK					
D21 Demolition					
▪ hazardous containing material abatement - breakwater books allowance	849	m2	\$	375.00	\$ 318,188



Element	Quantities		Unit Rates		Sub-totals
▪ hazardous containing material abatement -adjacent building	80	m2	\$	375.00	\$ 30,000
▪ full demolition and disposal of adjacent building	80	m2	\$	350.00	\$ 28,000
▪ selective demolition of envelope, finishes, services disposal, tipping fees	849	m2	\$	250.00	\$ 212,125
D21 Demolition Total	849	m2	\$	693.36	\$ 588,313

GENERAL REQUIREMENTS AND FEES

Z11 General Requirements and Overheads

▪ contractor's overheads				13.00%	\$ 345,977
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Z11 General Requirements and Overheads Total	849	m2	\$	407.75	\$ 345,977
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Z12 Contractor's Profit

▪ contractor's profit				6.00%	\$ 180,440
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Z12 Contractor's Profit Total	849	m2	\$	212.66	\$ 180,440
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ALLOWANCES

Z21 Design Allowance

▪ design development contingency				5.00%	\$ 159,389
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Z21 Design Allowance Total	849	m2	\$	187.85	\$ 159,389
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Z23 Construction Contingency

▪ construction contingency				5.00%	\$ 167,358
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Z23 Construction Contingency	849	m2	\$	197.24	\$ 167,358
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ELEMENTAL COST SUMMARY

PROJECT: BREAKWATER BOOKS BUILDING, BUILDING CONDITION
 LOCATION: 96-100 WATER STREET, ST. JOHN'S, NL
 CLIENT: NL DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE
 DESIGNER: ENGLOBE CORP

Option 3 Barrier Free Access, Occupancy Change

DATE: MARCH 31, 2026
 CLASS: D - FEASIBILITY
 FILE 13637
 GFA:m2 849

GROSS FLOOR AREA 849 m2

ELEMENT	RATIO TO GFA	ELEMENTAL QUANTITY	ELEMENTAL UNIT RATE	ELEMENTAL AMOUNT	RATE PER GFA	TOTAL AMOUNT	%
A SHELL					\$ 880	\$ 746,747	15.18
A1 SUBSTRUCTURE					\$ 50	\$ 42,500	0.86
A11 Foundations	0.213	181 m2	\$ 234.81	\$ 42,500	\$ 50		0.86
A12 Basement Excavation	0.213	181 m2	\$ -	\$ -	\$ -		0.00
A2 STRUCTURE					\$ 138	\$ 117,400	2.39
A21 Lowest Floor Construction	0.213	181 m2	\$ -	\$ -	\$ -		0.00
A22 Upper Floor Construction	0.325	276 m2	\$ 359.42	\$ 99,200	\$ 117		2.02
A23 Roof Construction	0.147	125 m2	\$ 145.60	\$ 18,200	\$ 21		0.37
A3 EXTERIOR ENCLOSURE					\$ 692	\$ 586,847	11.93
A31 Walls Below Grade	1.000	849 m2	\$ -	\$ -	\$ -		0.00
A32 Walls Above Grade	1.159	983 m2	\$ 306.23	\$ 301,119	\$ 355		6.12
A33 Windows and Entrances	0.115	98 m2	\$ 1,974.48	\$ 193,436	\$ 228		3.93
A34 Roof Coverings	0.214	182 m2	\$ 507.10	\$ 92,292	\$ 109		1.88
A35 Projections	1.000	849 m2	\$ -	\$ -	\$ -		0.00
B INTERIORS					\$ 1,247	\$ 1,058,484	21.52
B1 PARTITIONS AND DOORS					\$ 300	\$ 254,389	5.17
B11 Partitions	1.345	1141 m2	\$ 188.52	\$ 215,189	\$ 254		4.38
B12 Doors	0.066	56 m2	\$ 700.00	\$ 39,200	\$ 46		0.80
B2 INTERIOR FINISHES					\$ 366	\$ 310,305	6.31
B21 Floor Finishes	1.000	849 m2	\$ 104.46	\$ 88,638	\$ 104		1.80
B22 Ceiling Finishes	1.000	849 m2	\$ 150.36	\$ 127,578	\$ 150		2.59
B23 Wall Finishes	1.000	849 m2	\$ 110.89	\$ 94,090	\$ 111		1.91
B3 FITTINGS AND EQUIPMENT					\$ 582	\$ 493,790	10.04
B31 Fittings and Fixtures	1.000	849 m2	\$ 140.00	\$ 118,790	\$ 140		2.42
B32 Equipment	1.000	849 m2	\$ -	\$ -	\$ -		0.00
B33 Conveying Systems	1.000	849 m2	\$ 441.96	\$ 375,000	\$ 442		7.63
SERVICES					\$ 1,431	\$ 1,214,080	24.69
C1 MECHANICAL					\$ 1,057	\$ 896,530	18.23
C11 Plumbing and Drainage	1.000	849 m2	\$ 335.36	\$ 284,550	\$ 335		5.79
C12 Fire Protection	1.000	849 m2	\$ 106.25	\$ 90,153	\$ 106		1.83
C13 HVAC	1.000	849 m2	\$ 550.00	\$ 466,675	\$ 550		9.49
C14 Controls	1.000	849 m2	\$ 65.00	\$ 55,153	\$ 65		1.12
C2 ELECTRICAL					\$ 374	\$ 317,550	6.46
C21 Services and Distribution	1.000	849 m2	\$ 74.25	\$ 63,000	\$ 74		1.28
C22 Lighting, Devices and Heating	1.000	849 m2	\$ 250.00	\$ 212,125	\$ 250		4.31
C23 Systems and Ancillaries	1.000	849 m2	\$ 50.00	\$ 42,425	\$ 50		0.86
NET BUILDING SUBTOTAL - LESS SITE					\$ 3,558	\$ 3,019,312	61.39
D SITE & ANCILLARY WORK					\$ 831	\$ 704,813	14.33
D1 SITEWORK					\$ 137	\$ 116,500	2.37
D11 Site Development	1.000	849 m2	\$ 99.00	\$ 84,000	\$ 99		1.71
D12 Mechanical Site Services	1.000	849 m2	\$ 26.52	\$ 22,500	\$ 27		0.46
D13 Electrical Site Services	1.000	849 m2	\$ 11.79	\$ 10,000	\$ 12		0.20
D2 ANCILLARY WORK					\$ 693	\$ 588,313	11.96
D21 Demolition	1.000	849 m2	\$ 693.36	\$ 588,313	\$ 693		11.96
D22 Alterations	1.000	849 m2	\$ -	\$ -	\$ -		0.00
NET BUILDING SUBTOTAL - INCLUDING SITE					\$ 4,389	\$ 3,724,124	75.72
Z GENERAL REQUIREMENTS AND ALLOWANCES					\$ 1,407	\$ 1,193,859	24.28
Z1 GENERAL REQUIREMENTS AND FEES					\$ 868	\$ 736,632	14.98
Z11 General Requirements and Overheads	13%			\$ 484,136	\$ 571		9.84
Z12 Contractors Profit	6%			\$ 252,496	\$ 298		5.13
Z2 ALLOWANCES					\$ 539	\$ 457,227	9.30
Z21 Design Allowance	5%			\$ 223,038	\$ 263		4.54
Z22 Escalation Allowance	0%			\$ -	\$ -		0.00
Z23 Construction Allowance	5%			\$ 234,190	\$ 276		4.76
TOTAL CONSTRUCTION COST (HST EXTRA)				\$5,796 per m2		\$ 4,918,000	100.00

Element	Quantities		Unit Rates		Sub-totals
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SUBSTRUCTURE

A11 Standard Foundations

▪ isolated footings and piers	2	m3	\$	2,500.00	\$	5,000
▪ strip footings and foundation walls	3	m3	\$	2,500.00	\$	7,500
▪ foundation walls repairs allowance	1	sum	\$	30,000.00	\$	30,000

A11 Standard Foundations Total	181	m2	\$	234.81	\$	42,500
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STRUCTURE

A22 Upper Floor Construction

▪ level 1 - structural repairs and upgrades	69	m2	\$	200.00	\$	13,800
▪ level 2 - structural repairs and upgrades	69	m2	\$	200.00	\$	13,800
▪ level 3 - structural repairs and upgrades	69	m2	\$	200.00	\$	13,800
▪ level 4 - structural repairs and upgrades	69	m2	\$	200.00	\$	13,800
▪ repair/replace back stairs and railings	4	flights	\$	9,000.00	\$	36,000
▪ original stairs - repair	2	flights	\$	4,000.00	\$	8,000

A22 Upper Floor Construction	276	m2	\$	359.42	\$	99,200
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A23 Roof Construction

▪ roof - structural repairs and upgrades	182	m2	\$	100.00	\$	18,200
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A23 Roof Construction Total	125	m2	\$	145.60	\$	18,200
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EXTERIOR ENCLOSURE

A32 Walls Above Grade

▪ repair brick veneer, repoint	840	m2	\$	200.00	\$	168,039
▪ clean and repair slate shingles on mansard roof	30	m2	\$	750.00	\$	22,500
▪ repair storefront wood veneer	34	m2	\$	1,500.00	\$	51,476
▪ repair wall where portion demolished	79	m2	\$	750.00	\$	59,105

A32 Walls Above Grade Total	983	m2	\$	306.23	\$	301,119
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A33 Windows and Entrances

▪ existing entrances - repair	4	leafs	\$	3,000.00	\$	12,000
▪ replace exits	1	leafs	\$	5,500.00	\$	5,500
▪ new windows	88	m2	\$	2,000.00	\$	175,936

A33 Windows and Entrances Total	98	m2	\$	1,974.48	\$	193,436
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A34 Roof Coverings

▪ new 2 ply modified bituminous roof system	182	m2	\$	450.00	\$	81,900
▪ parapets allowance	58	m	\$	180.00	\$	10,392

A34 Roof Coverings Total	182	m2	\$	507.10	\$	92,292
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PARTITIONS AND DOORS

B11 Partitions

▪ general partitions - upgraded or new	754	m2	\$	180.00	\$	135,671
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Element	Quantities		Unit Rates		Sub-totals
▪ new firerated partitions	162	m2	\$	240.00	\$ 38,906
▪ general partitions - upgraded or new	226	m2	\$	180.00	\$ 40,612
B11 Partitions Total	1141	m2	\$	188.52	\$ 215,189

B12 Interior Doors and Screens

▪ new interior HM/SWC doors, frames, hardware	8	leafs	\$	2,400.00	\$ 19,200
▪ restore existing doors	20	leafs	\$	1,000.00	\$ 20,000

B12 Interior Doors and Screens Total	56	m2	\$	700.00	\$ 39,200
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FINISHES

B21 Floor Finishes

▪ repair or refinish all existing flooring	849	m2	\$	75.00	\$ 63,638
▪ replacement allowance	100	m2	\$	250.00	\$ 25,000

B21 Floor Finishes Total	849	m2	\$	104.46	\$ 88,638
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B22 Ceiling Finishes

▪ repair or new ceiling allowance - gwb, t-bar	849	m2	\$	115.00	\$ 97,578
▪ restoration of crown mouldings, plaster features	1	sum	\$	30,000.00	\$ 30,000

B22 Ceiling Finishes Total	849	m2	\$	150.36	\$ 127,578
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B23 Wall Finishes

▪ wall finish allowance, paint, ceramic wall tile	754	m2	\$	85.00	\$ 64,090
▪ restoration of trims, plaster features	1	sum	\$	30,000.00	\$ 30,000

B23 Wall Finishes Total	849	m2	\$	110.89	\$ 94,090
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FITTINGS AND EQUIPMENT

B31 Fittings and Fixtures

▪ new miscellaneous specialties	849	m2	\$	100.00	\$ 84,850
▪ new millwork, casework allowance	849	m2	\$	40.00	\$ 33,940

B31 Fittings and Fixtures Total	849	m2	\$	140.00	\$ 118,790
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B32 Equipment and Furniture

▪ ff&e - by owner	849	m2	\$	-	\$ -
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B32 Equipment Total	849	m2	\$	-	\$ -
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B33 Conveying Equipment

▪ new passenger elevator	5	stops	\$	75,000.00	\$ 375,000
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B33 Conveying Equipment Total	849	m2	\$	441.96	\$ 375,000
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MECHANICAL

C11 Plumbing and Drainage

▪ new domestic water entrance	1	sum	\$	30,000.00	\$ 30,000
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Element	Quantities		Unit Rates		Sub-totals
▪ new plumbing and fixtures allowance	849	m2	\$	300.00	\$ 254,550
C11 Plumbing and Drainage Total	849	m2	\$	335.36	\$ 284,550
C12 Fire Protection					
▪ fire protection water entrance	1	sum	\$	25,000.00	\$ 25,000
▪ standpipes in stairwells	1	sum	\$	10,000.00	\$ 10,000
▪ new wet pipe sprinkler system throughout	849	m2	\$	65.00	\$ 55,153
C12 Fire Protection Total	849	m2	\$	106.25	\$ 90,153
C13 Heating, Ventilation, Air Conditioning					
▪ new hvac allowance, heating, air conditioning	849	m2	\$	550.00	\$ 466,675
C13 Heating, Ventilation, Air Conditioning Total	849	m2	\$	550.00	\$ 466,675
C14 Controls					
▪ new did system complete	849	m2	\$	65.00	\$ 55,153
C14 Controls Total	849	m2	\$	65.00	\$ 55,153
ELECTRICAL					
C21 Services and Distribution					
▪ new service entrance, switchboard	1	sum	\$	30,000.00	\$ 30,000
▪ new distribution panels	3	no	\$	5,000.00	\$ 15,000
▪ feeders	1	sum	\$	10,000.00	\$ 10,000
▪ grounding	1	sum	\$	5,000.00	\$ 5,000
▪ disconnects	1	sum	\$	3,000.00	\$ 3,000
C21 Services and Distribution Total	849	m2	\$	74.25	\$ 63,000
C22 Lighting, Devices and Heating					
▪ lighting and lighting controls allowance	849	m2	\$	120.00	\$ 101,820
▪ emergency and exit lighting allowance	849	m2	\$	25.00	\$ 21,213
▪ wiring devices, receptacles, power allowance	849	m2	\$	65.00	\$ 55,153
▪ electric heat	849	m2	\$	35.00	\$ 29,698
▪ mechanical connections	849	m2	\$	5.00	\$ 4,243
C22 Lighting and Heating Total	849	m2	\$	250.00	\$ 212,125
C23 Systems and Ancillaries					
▪ fire alarm system/security allowance	849	m2	\$	30.00	\$ 25,455
▪ data and communications allowance	849	m2	\$	20.00	\$ 16,970
C23 Systems and Ancillaries Total	849	m2	\$	50.00	\$ 42,425
SITEWORK					
D11 Site Development					
▪ locates, environmental	1	sum	\$	5,000.00	\$ 5,000
▪ site hoarding, sidewalk closure	60	m	\$	150.00	\$ 9,000
▪ sidewalk reinstatement	100	m2	\$	150.00	\$ 15,000

Element	Quantities		Unit Rates		Sub-totals
▪ curb and gutter reinstatement	50	m	\$	200.00	\$ 10,000
▪ retaining wall reinstatement	1	sum	\$	20,000.00	\$ 20,000
▪ asphalt parking	200	m2	\$	125.00	\$ 25,000

D11 Site Development Total	849	m2	\$	99.00	\$ 84,000
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D12 Mechanical Site Services

▪ sanitary connection on site	1	sum	\$	7,500.00	\$ 7,500
▪ water connection on site	1	sum	\$	7,500.00	\$ 7,500
▪ stormwater connection on site	1	sum	\$	7,500.00	\$ 7,500

D12 Mechanical Site Services Total	849	m2	\$	26.52	\$ 22,500
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D13 Electrical Site Services

▪ new service entrance on holloway street	1	sum	\$	10,000.00	\$ 10,000
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D13 Electrical Site Services Total	849	m2	\$	11.79	\$ 10,000
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ANCILLARY WORK

D21 Demolition

▪ hazardous containing material abatement - breakwater books allowance	849	m2	\$	375.00	\$ 318,188
▪ hazardous containing material abatement -adjacent building	80	m2	\$	375.00	\$ 30,000
▪ full demolition and disposal of adjacent building	80	m2	\$	350.00	\$ 28,000
▪ selective demolition of envelope, finishes, services disposal, tipping fees	849	m2	\$	250.00	\$ 212,125

D21 Demolition Total	849	m2	\$	693.36	\$ 588,313
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GENERAL REQUIREMENTS AND FEES

Z11 General Requirements and Overheads

▪ contractor's overheads				13.00%	\$ 484,136
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Z11 General Requirements and Overheads Total	849	m2	\$	570.58	\$ 484,136
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Z12 Contractor's Profit

▪ contractor's profit				6.00%	\$ 252,496
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Z12 Contractor's Profit Total	849	m2	\$	297.58	\$ 252,496
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ALLOWANCES

Z21 Design Allowance

▪ design development contingency				5.00%	\$ 223,038
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Z21 Design Allowance Total	849	m2	\$	262.86	\$ 223,038
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Z23 Construction Contingency

▪ construction contingency				5.00%	\$ 234,190
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Z23 Construction Contingency	849	m2	\$	276.00	\$ 234,190
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Breakwater Books Building: Areas of Demolition and Repair

Legend:



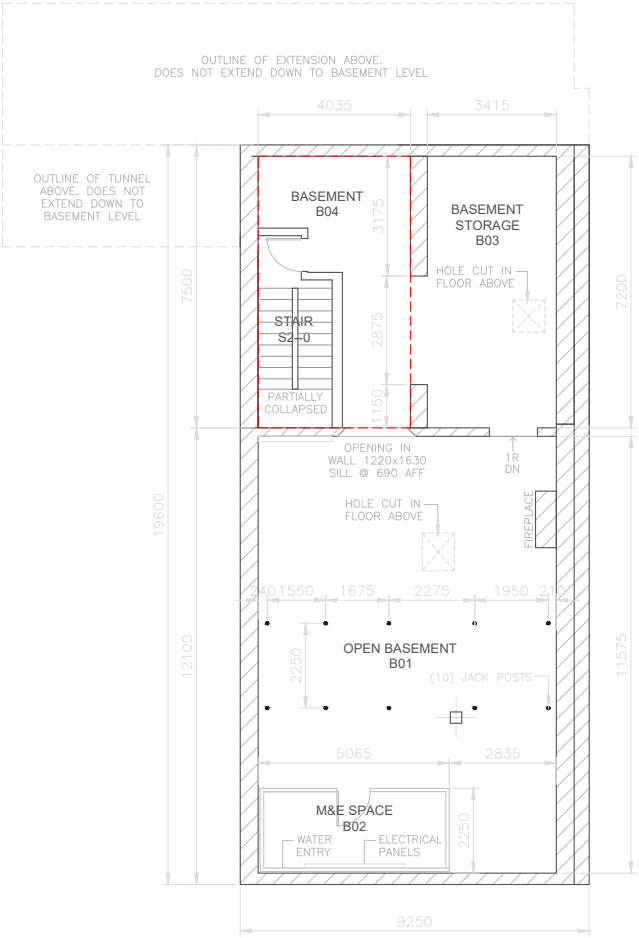
Area to be Demolished



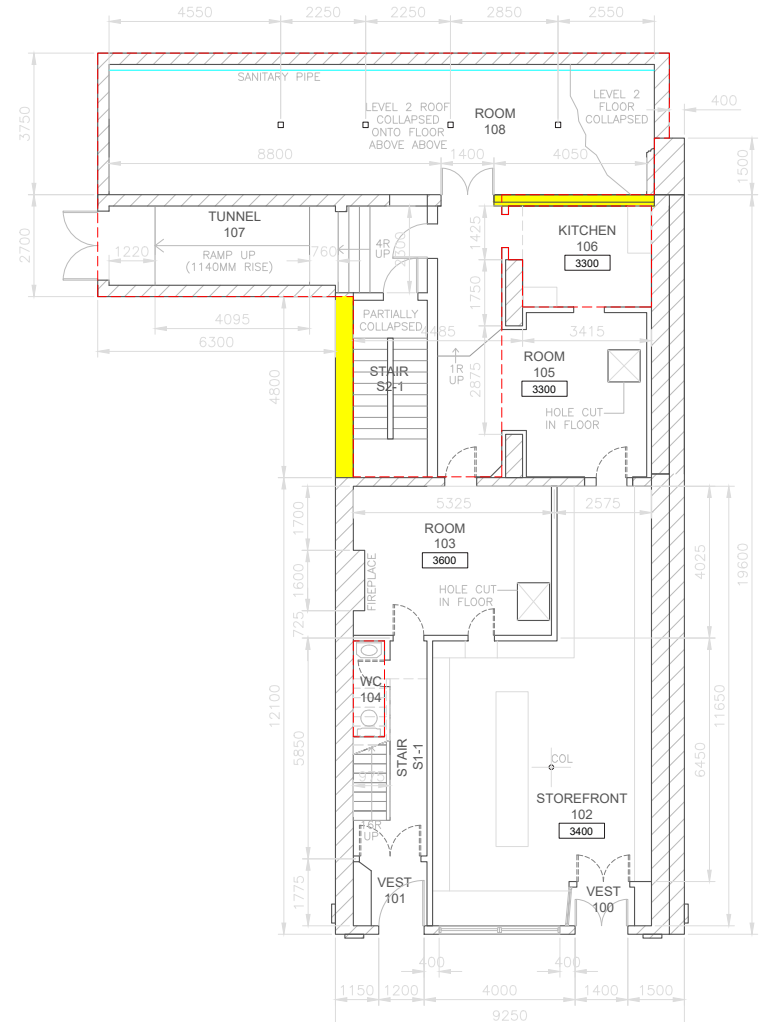
Structure In Need of Repair



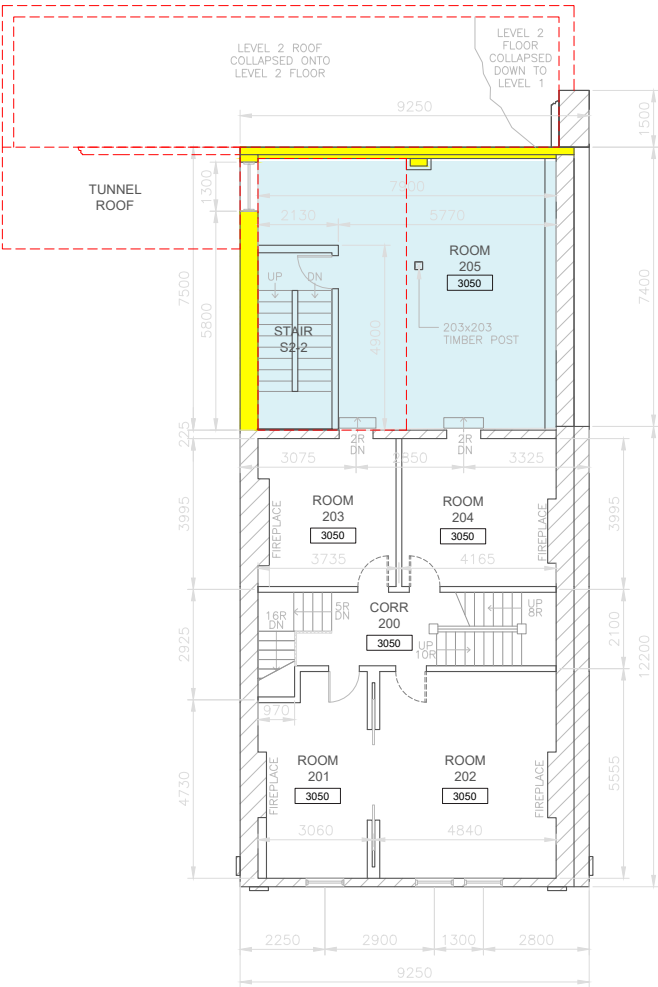
Floor Structure to be Leveled
with Rest of Floor



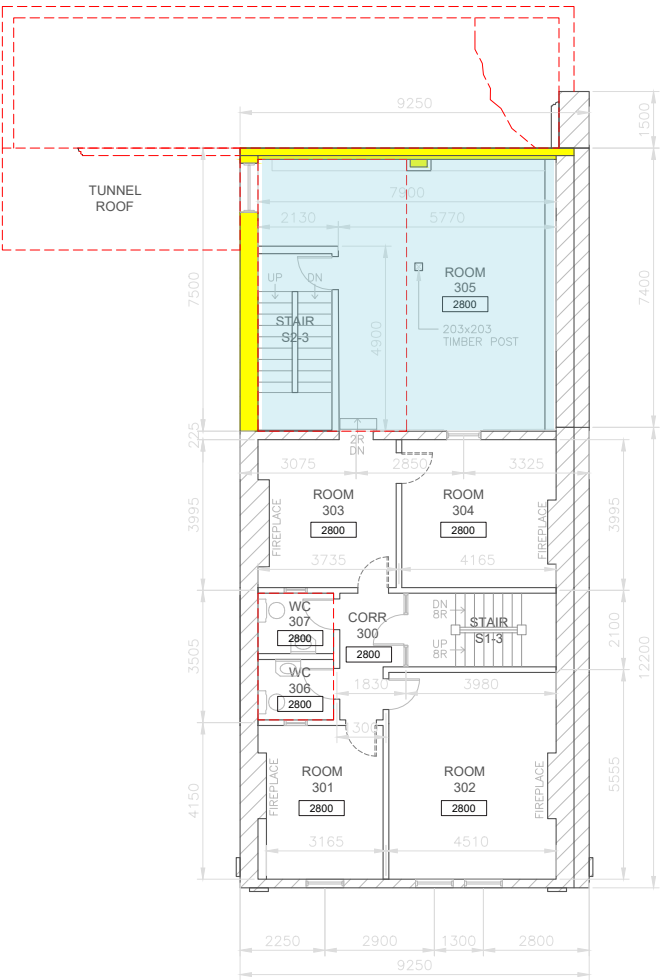
BASEMENT



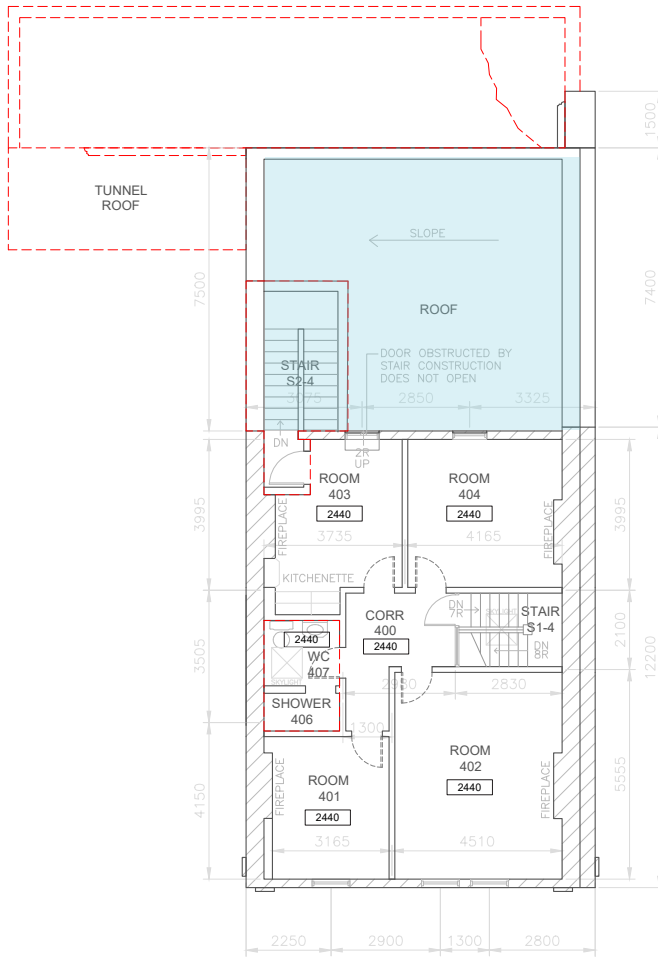
LEVEL 1



LEVEL 2



LEVEL 3



LEVEL 4

SCALE: 1/200

Legend:



Infill



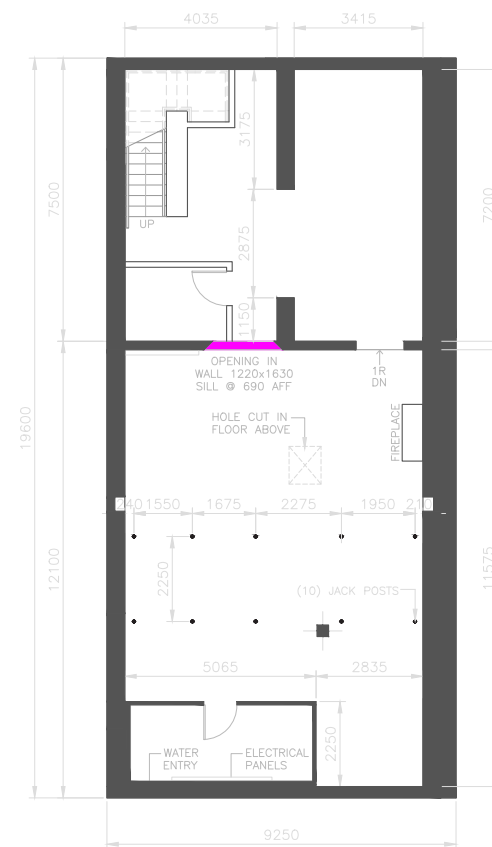
Existing Structure



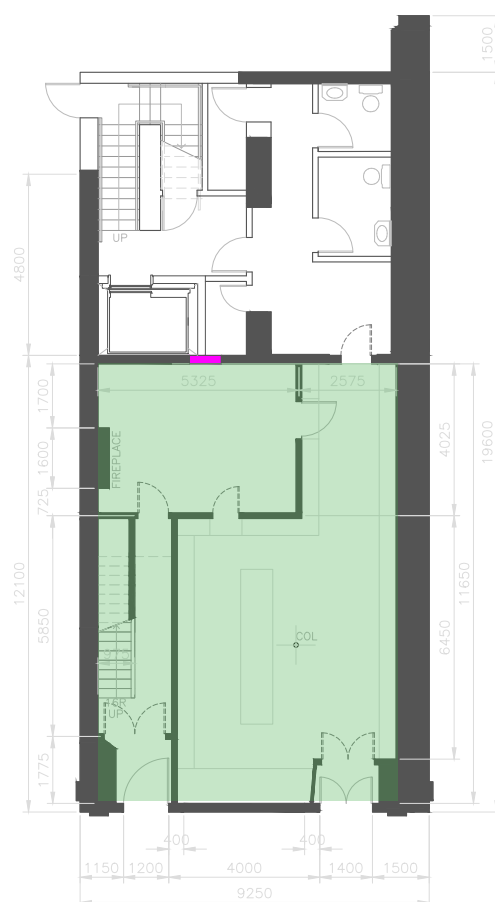
Area Where Original
Finishings to be Restored



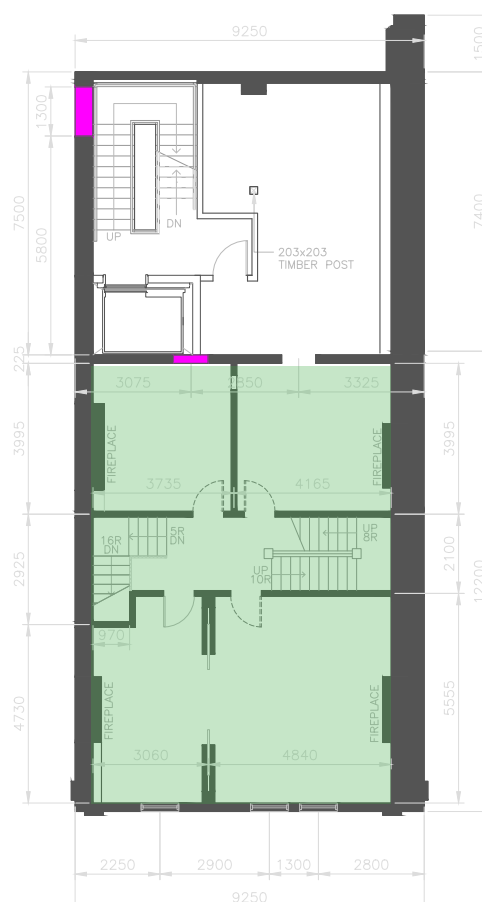
New Structure



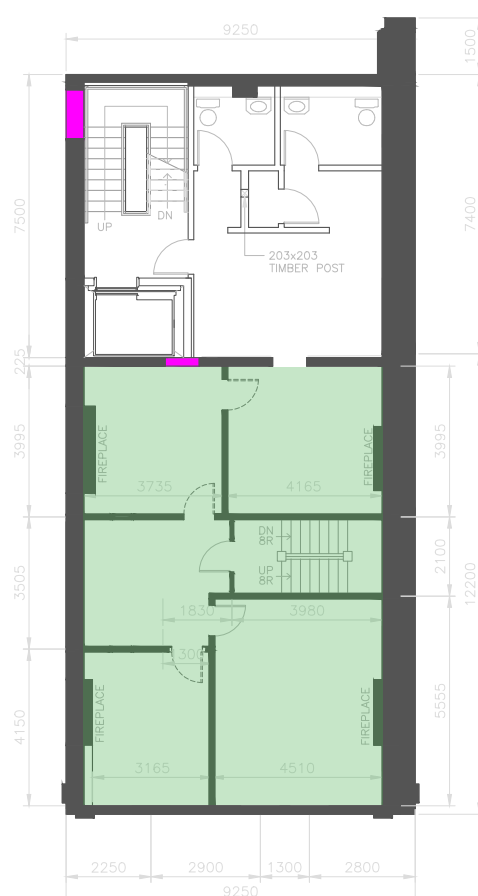
BASEMENT



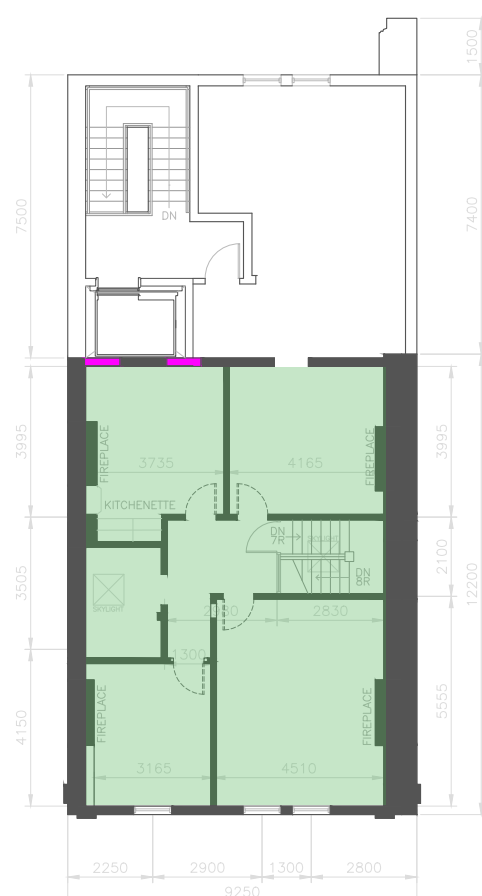
LEVEL 1



LEVEL 2



LEVEL 3



LEVEL 4

SCALE: 1/200

Appendix C

Photo Appendix



eNGLOBE



Photo 1: 102 Storefront



Photo 2: 102 Storefront



Photo 3: 103 Room

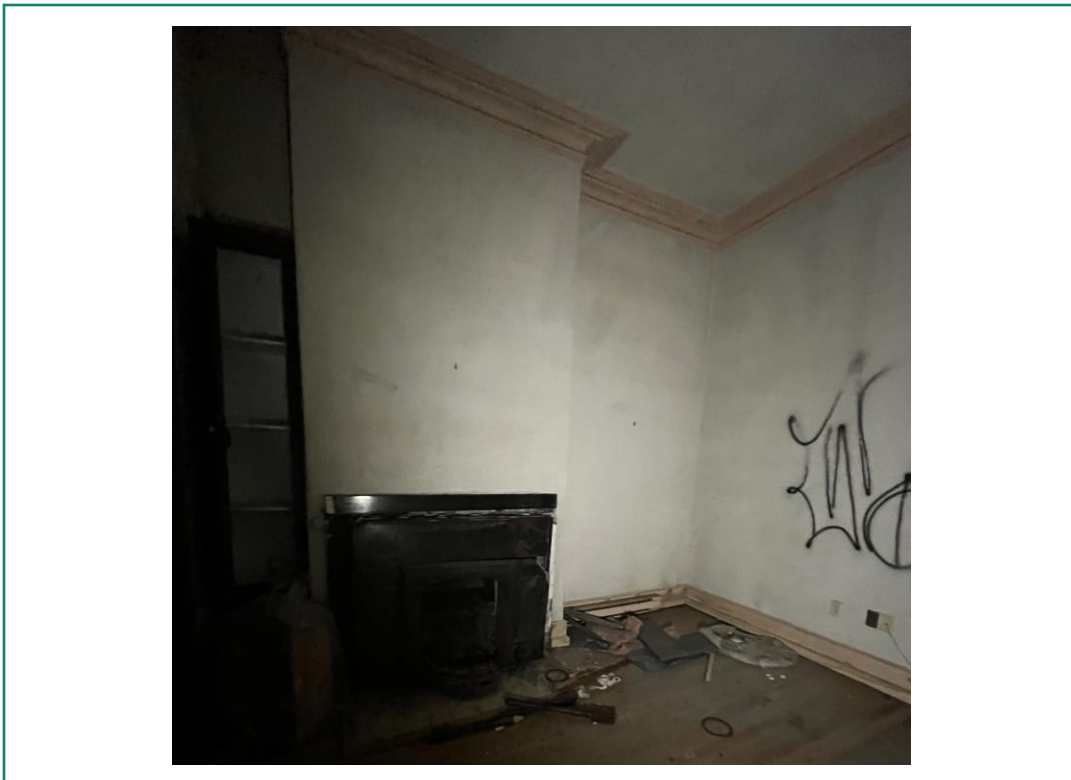


Photo 4: 103 Room



Photo 5: 103 Room

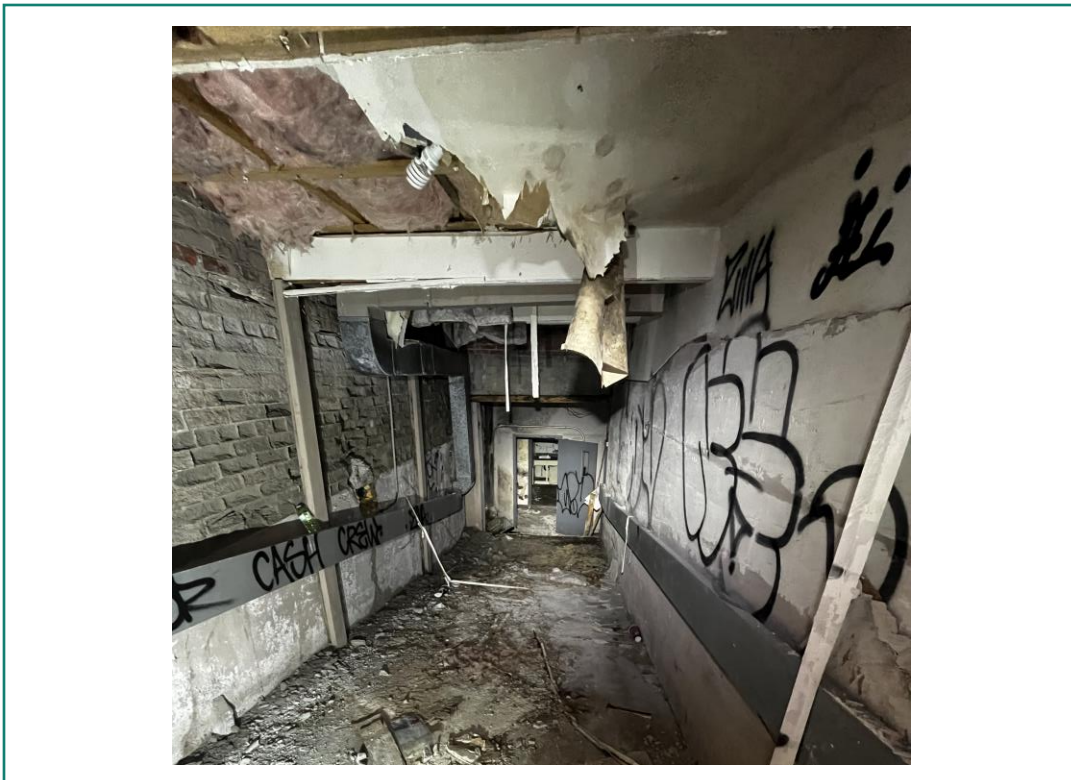


Photo 6: 107 Tunnel



Photo 7: 107 Tunnel

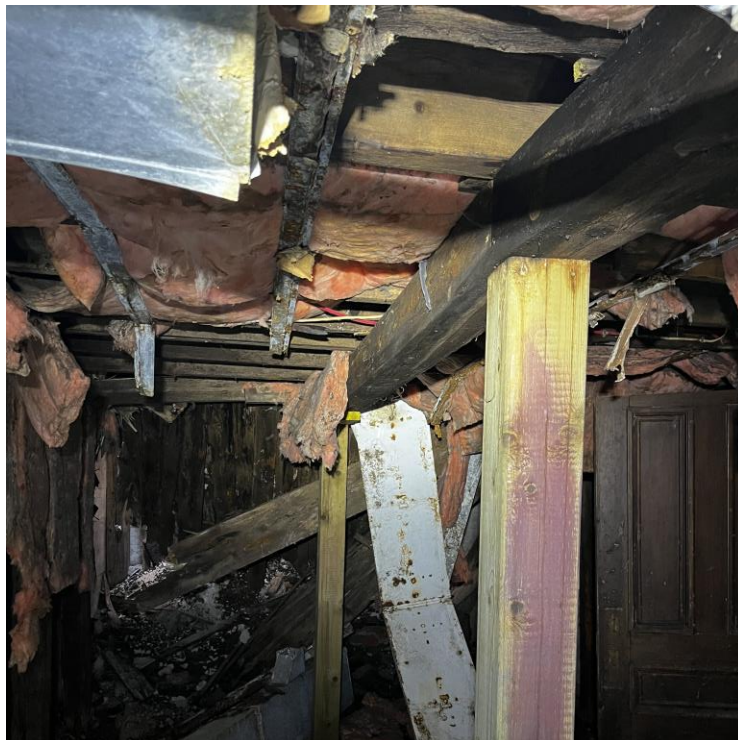


Photo 8: 108 Collapsed Room



Photo 9: 108 Collapsed Room



Photo 10: Stair 1-1



Photo 11: 201 Room and 202 Room (from 201)



Photo 12: Fireplace and Fecal Matter 201 Room

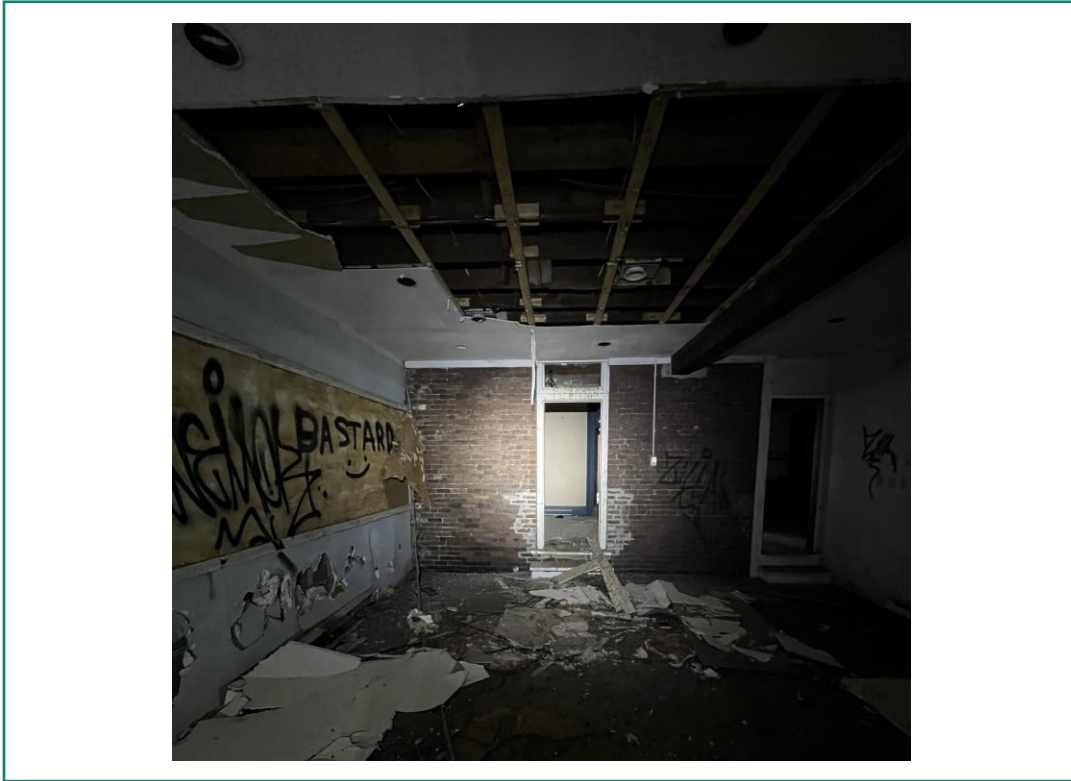


Photo 13: 205 Room

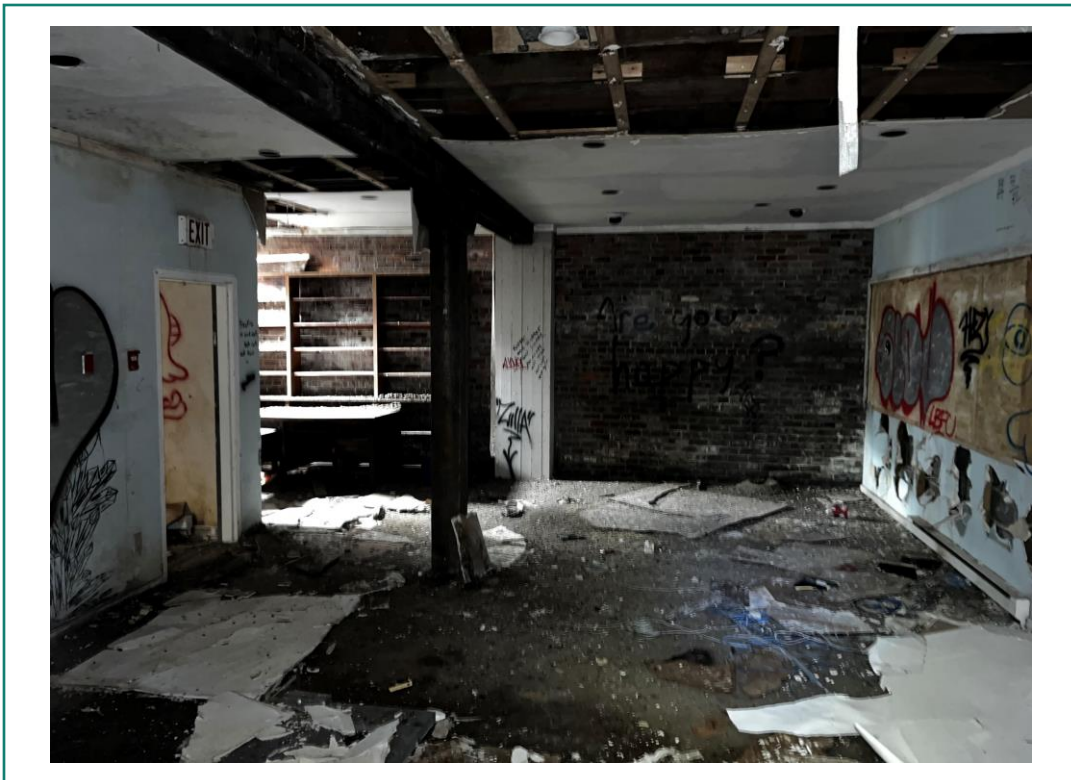


Photo 14: 205 Room



Photo 15: 205 Room



Photo 16: 302 Room

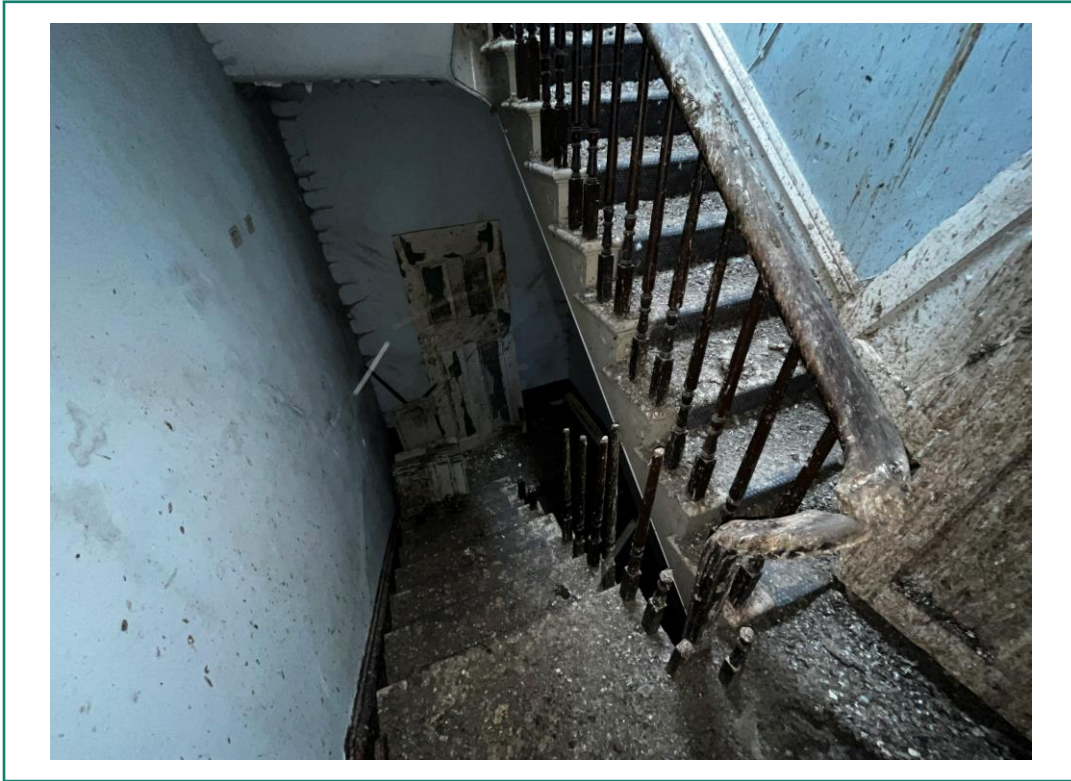


Photo 17: Stair 1-3



Photo 18: 305 Room



Photo 19: 402 Room



Photo 20: 400 Corridor



Photo 21: 403 Room



Photo 22: Stair 1-4

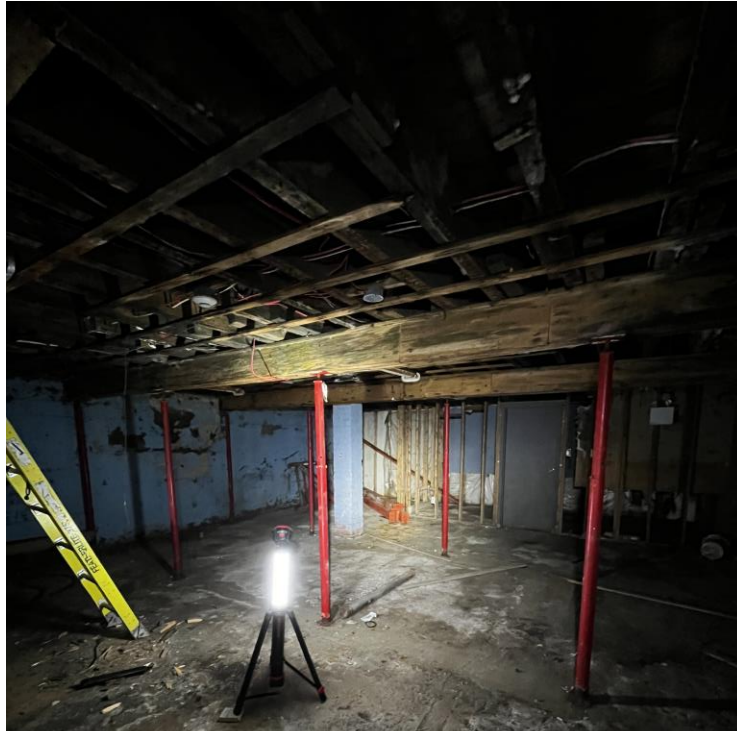


Photo 23: B01 Open Basement



Photo 24: B01 Open Basement Framing

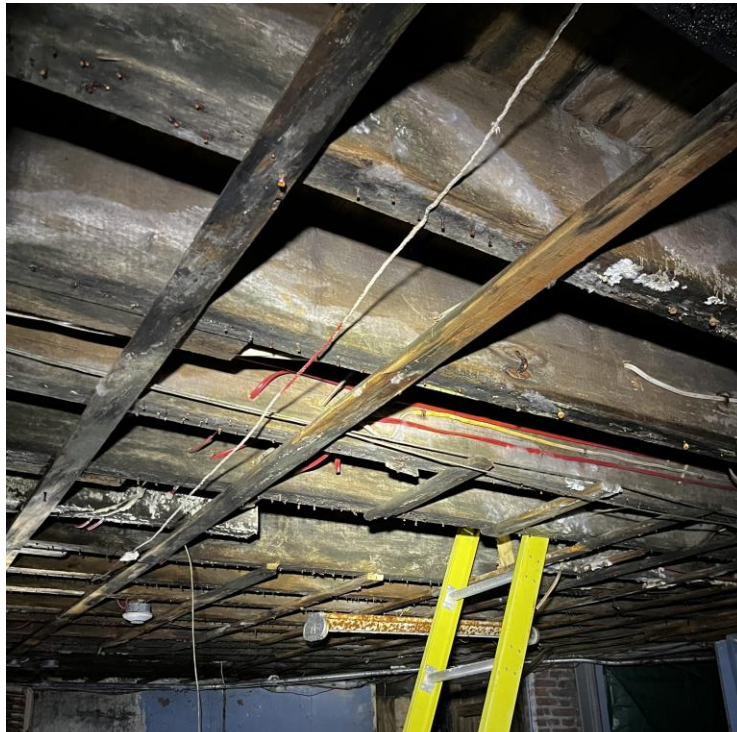


Photo 25: B01 Open Basement



Photo 26: B01 Open Basement



Photo 27: B01 Open Basement

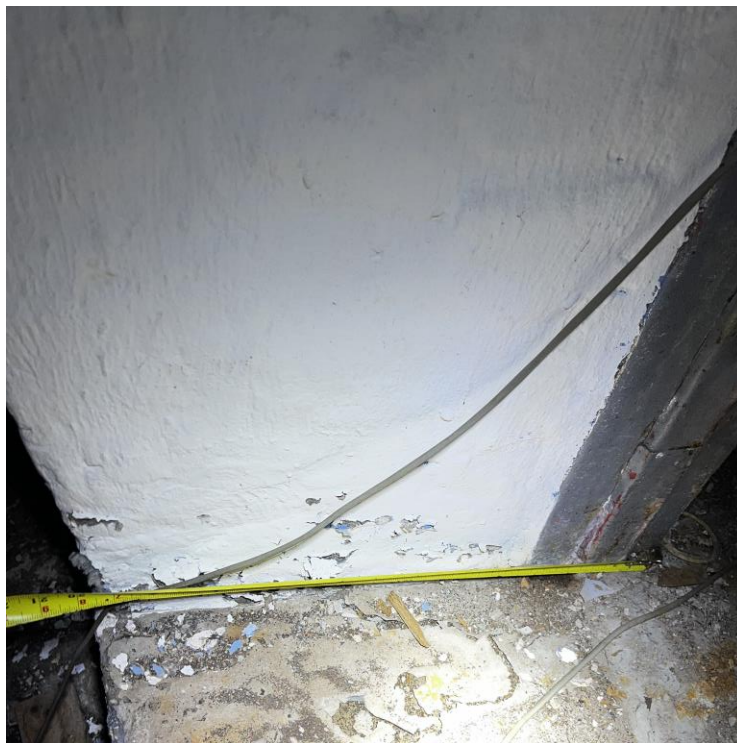


Photo 28: B01 Open Basement



Photo 29: B02 M&E Space - Main Disconnect

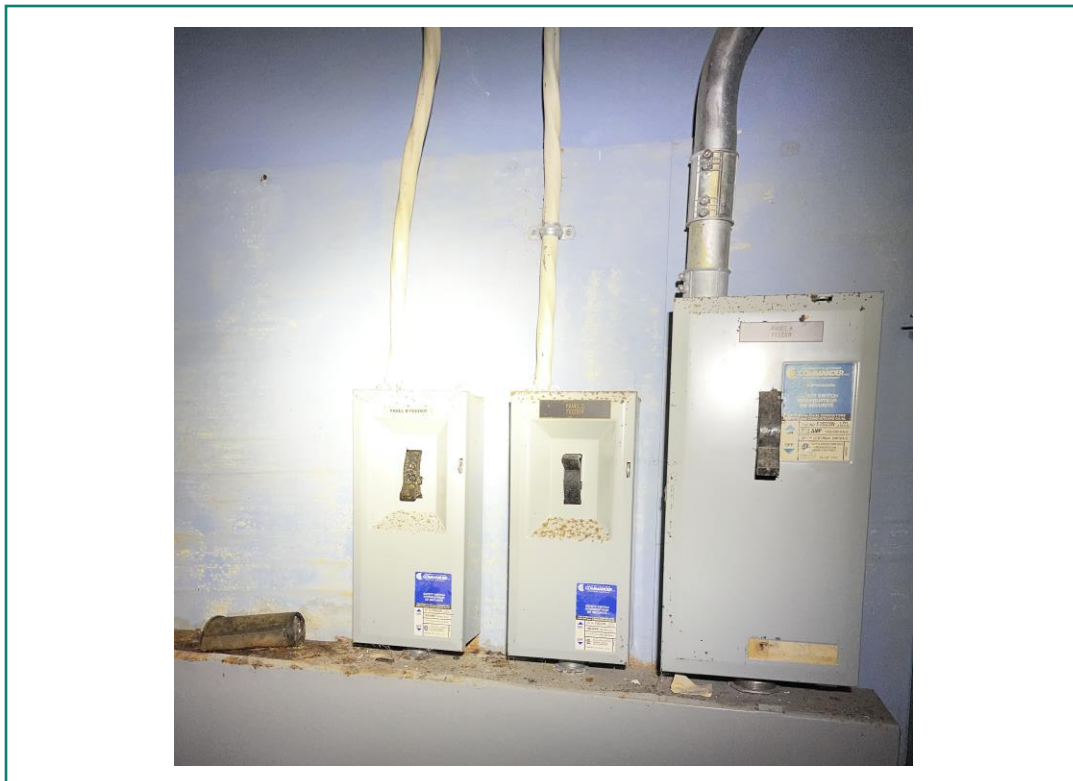


Photo 30: B02 M&E Space

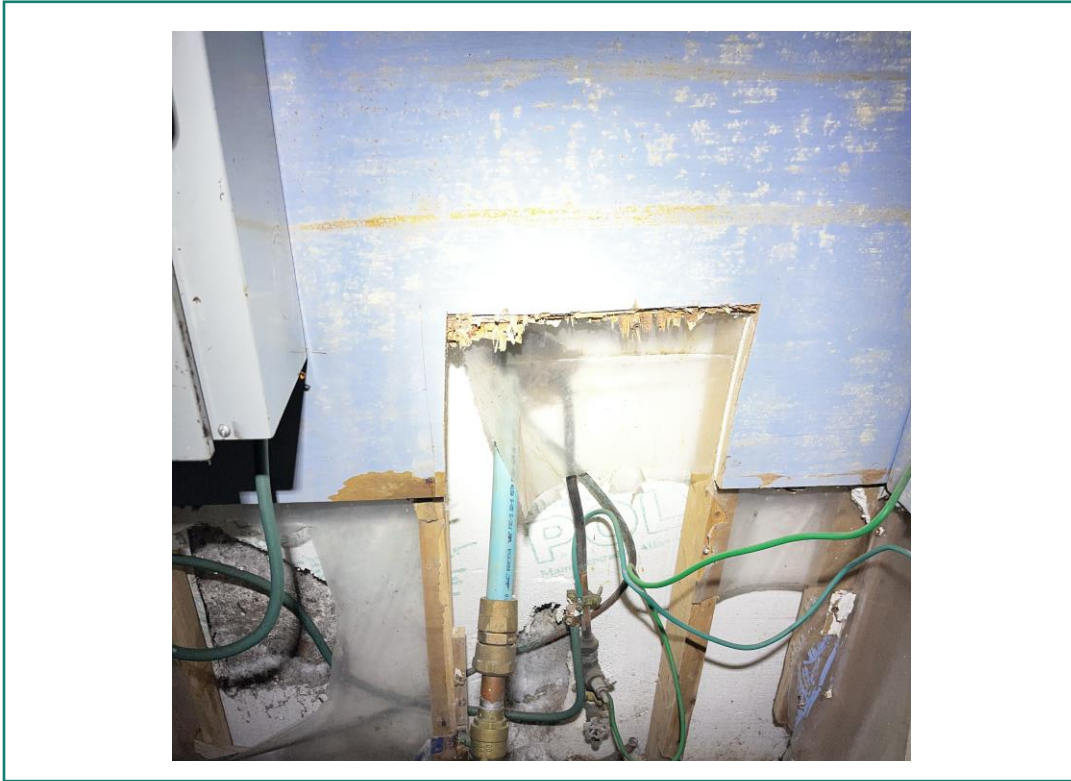


Photo 31: B02 M&E Space - Water Entry

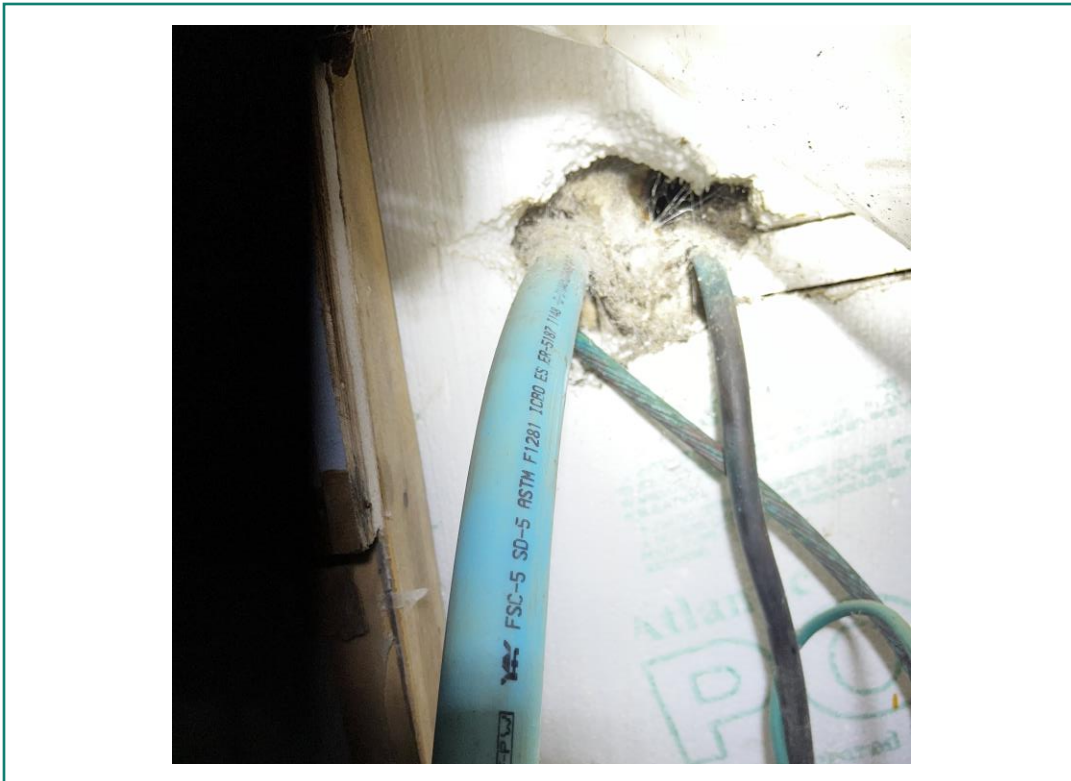


Photo 32: B02 M&E Space - Water Entry

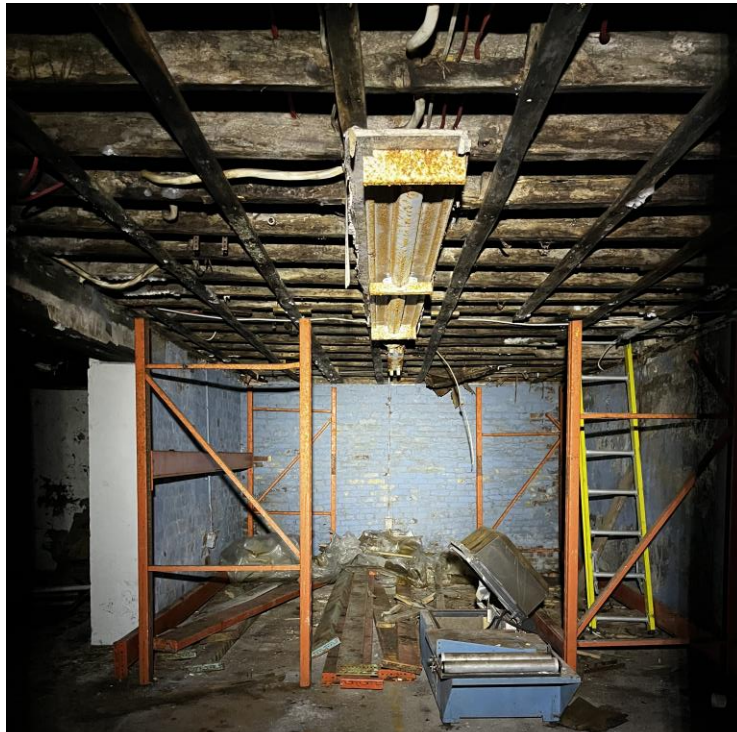


Photo 33: B03 Basement Storage

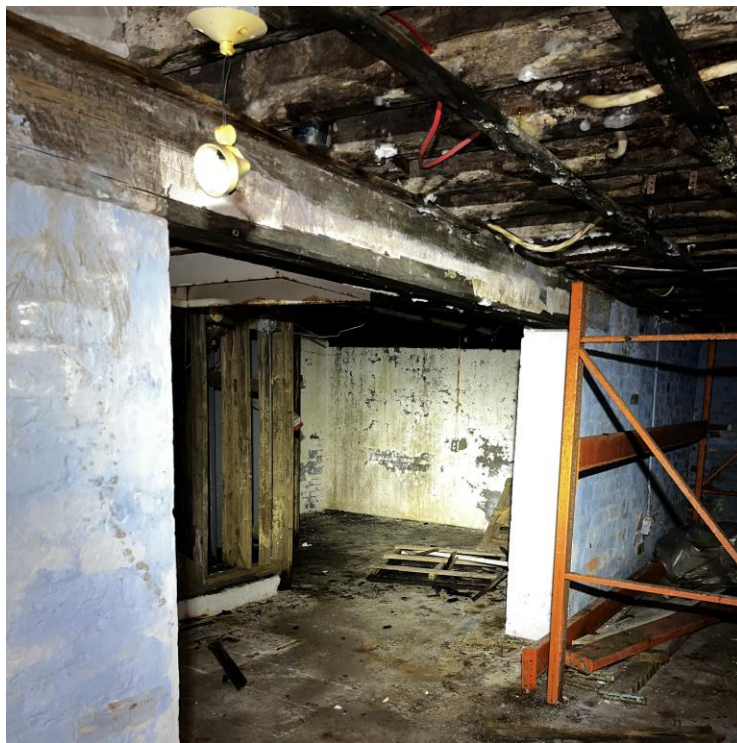


Photo 34: B02 M&E Space



Photo 35: 106 Kitchen Floor Framing (from B03 Basement Storage)

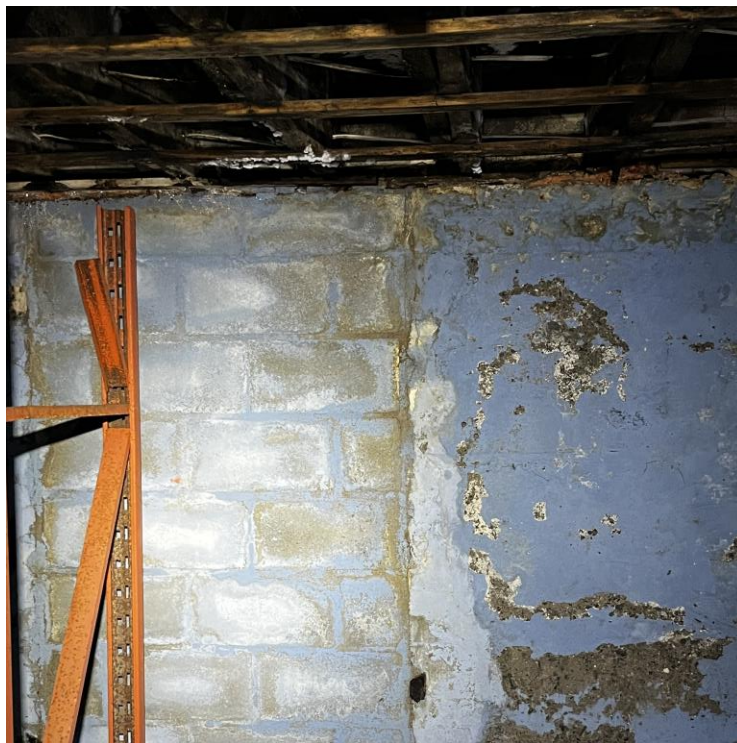


Photo 36: B03 Basement Storage - East Foundation Wall



Photo 37: 106 Kitchen Floor Framing (from B03 Basement Storage)



Photo 38: B04 Basement - Cracked Framing Below Tunnel and Corridor



Photo 39: Stair 2-B



Photo 40: Stair 2-B

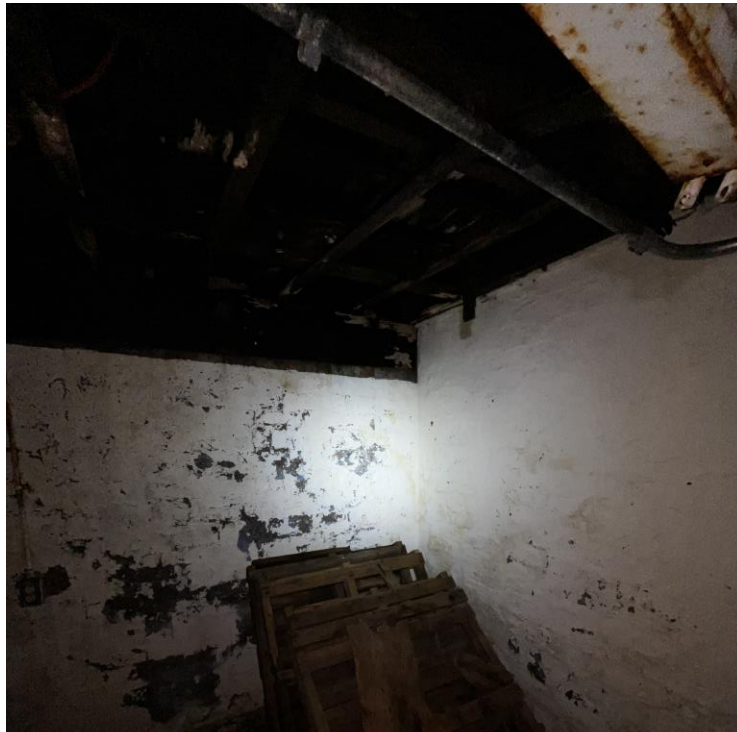


Photo 41: B04 Basement



Photo 42: B04 Basement

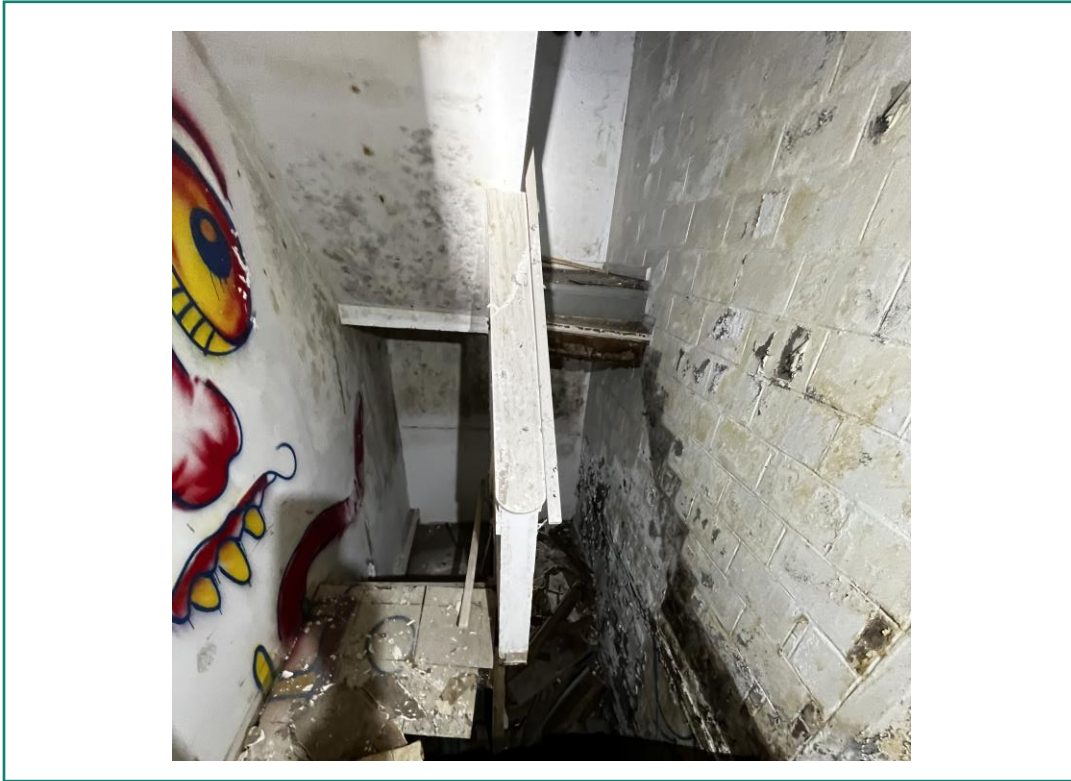


Photo 43: Stair 2-1



Photo 44: Stair 2-1



Photo 45: Collapsed Area Level 2 Facing West (Holloway Street)



Photo 46: Collapsed Area Level 2 Facing West (Holloway Street)

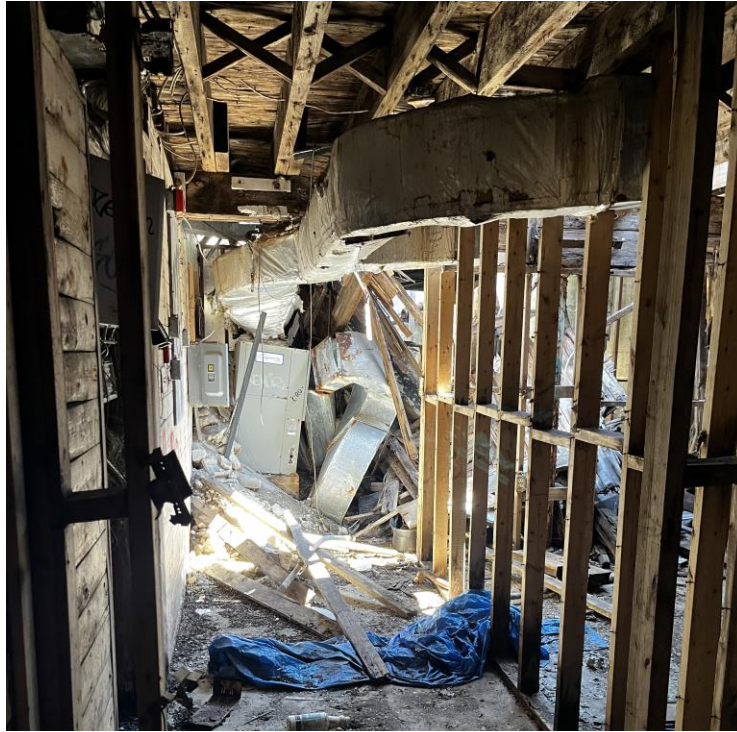


Photo 47: Collapsed Area Level 2 Facing South (Water Street)

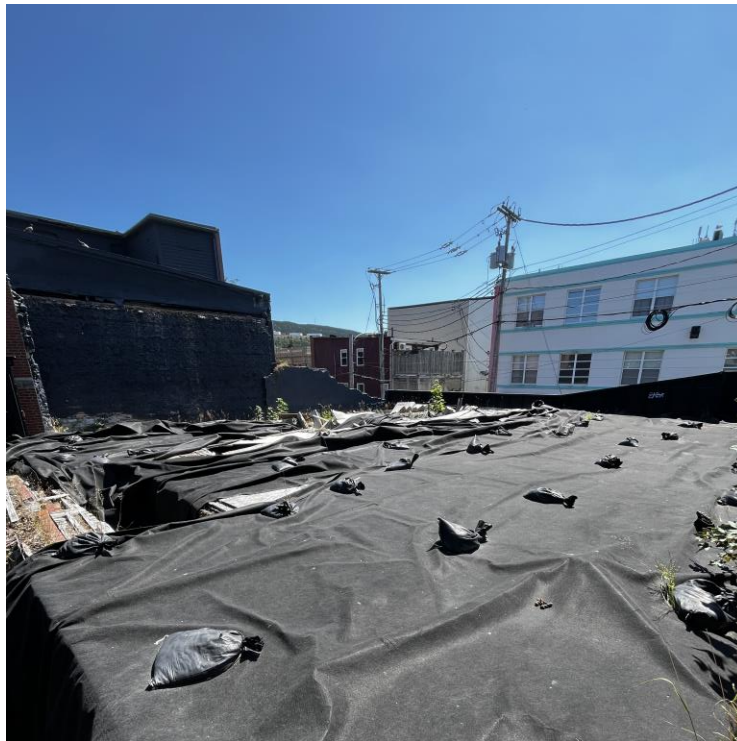


Photo 48: Collapsed Area Level 3 Facing South (Water Street)

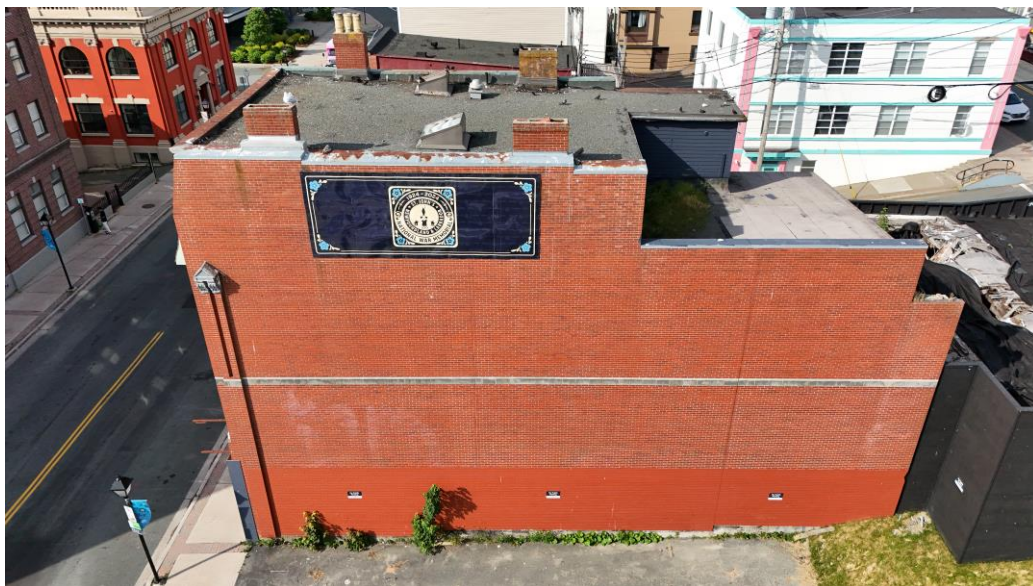


Photo 49: West Exterior Elevation



Photo 50: Partial South Elevation Showing Ornate Façade

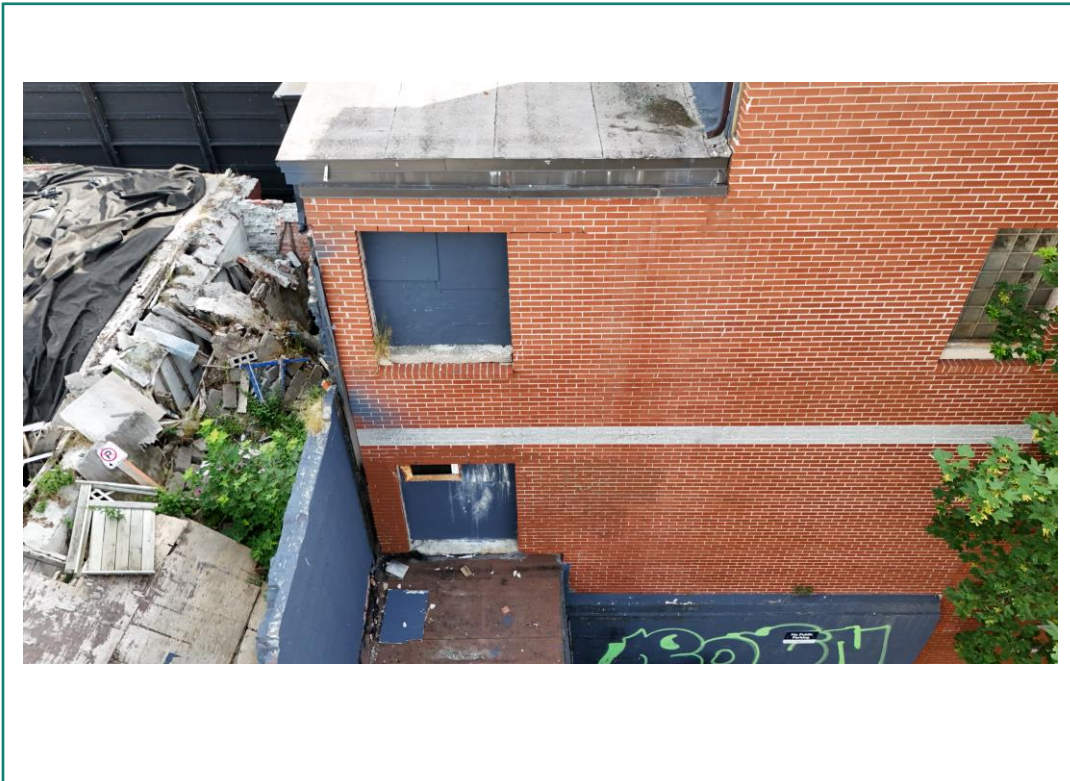


Photo 51: Partial West Elevation



Photo 52: Partial North Elevation at Level 4



Photo 53: Partial North Elevation

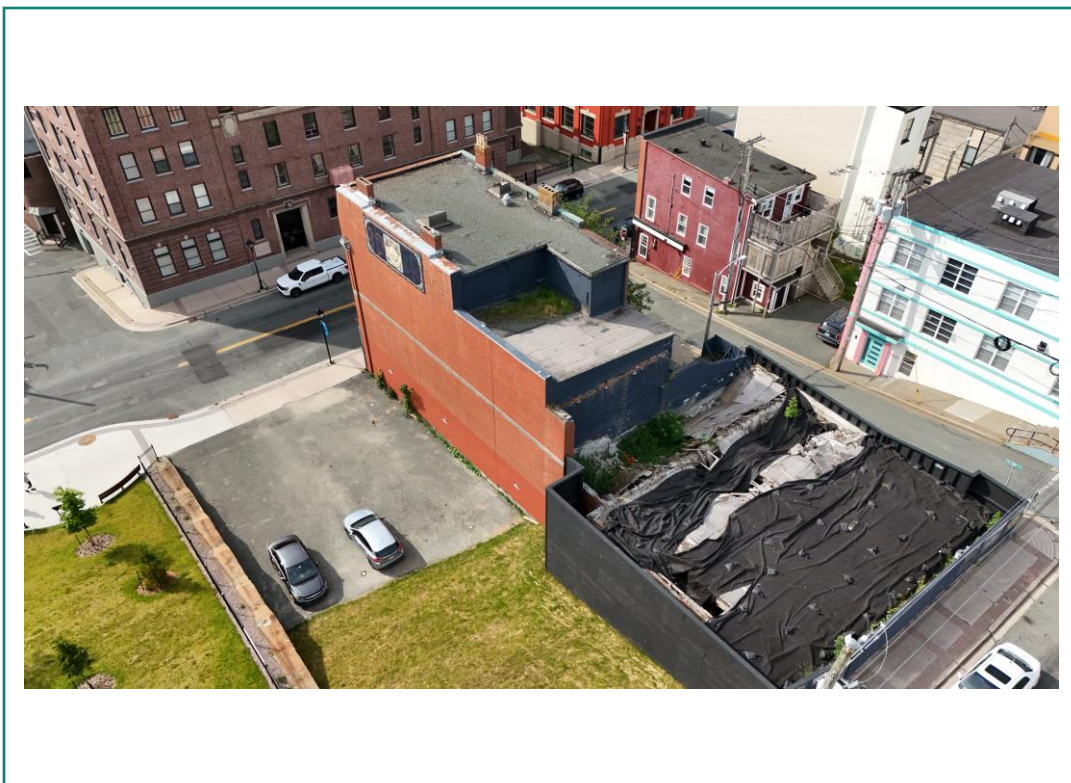


Photo 54: Aerial Image looking Southwest

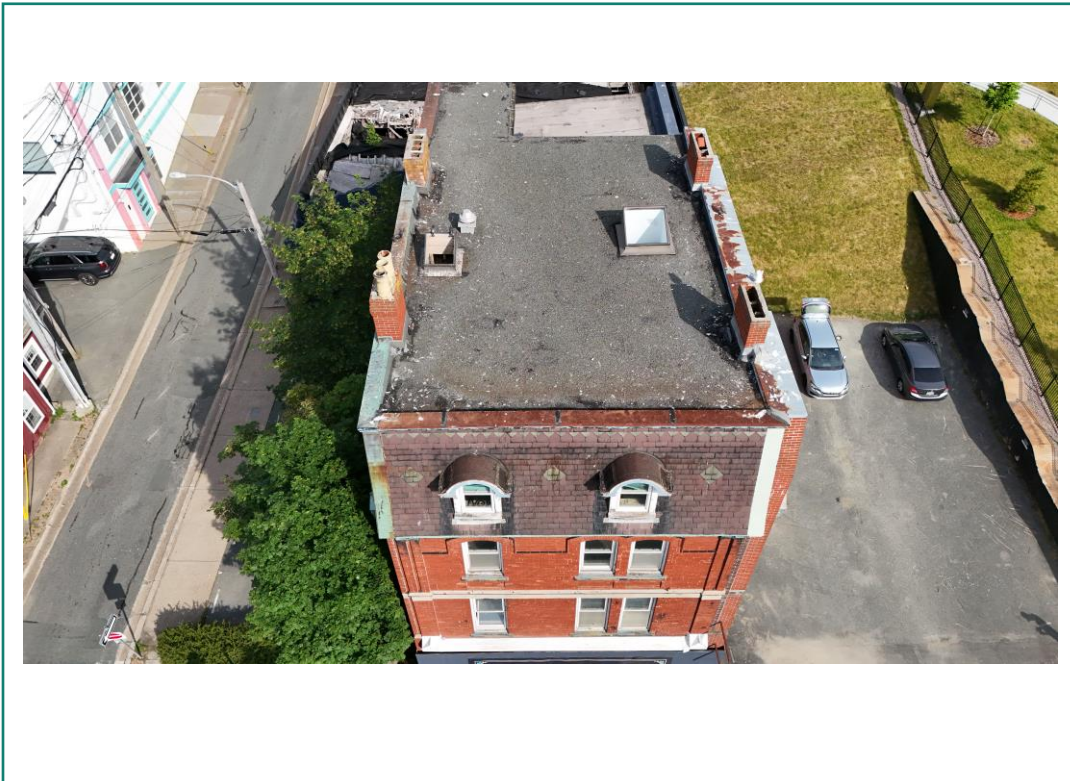


Photo 55: Aerial Image of Roof

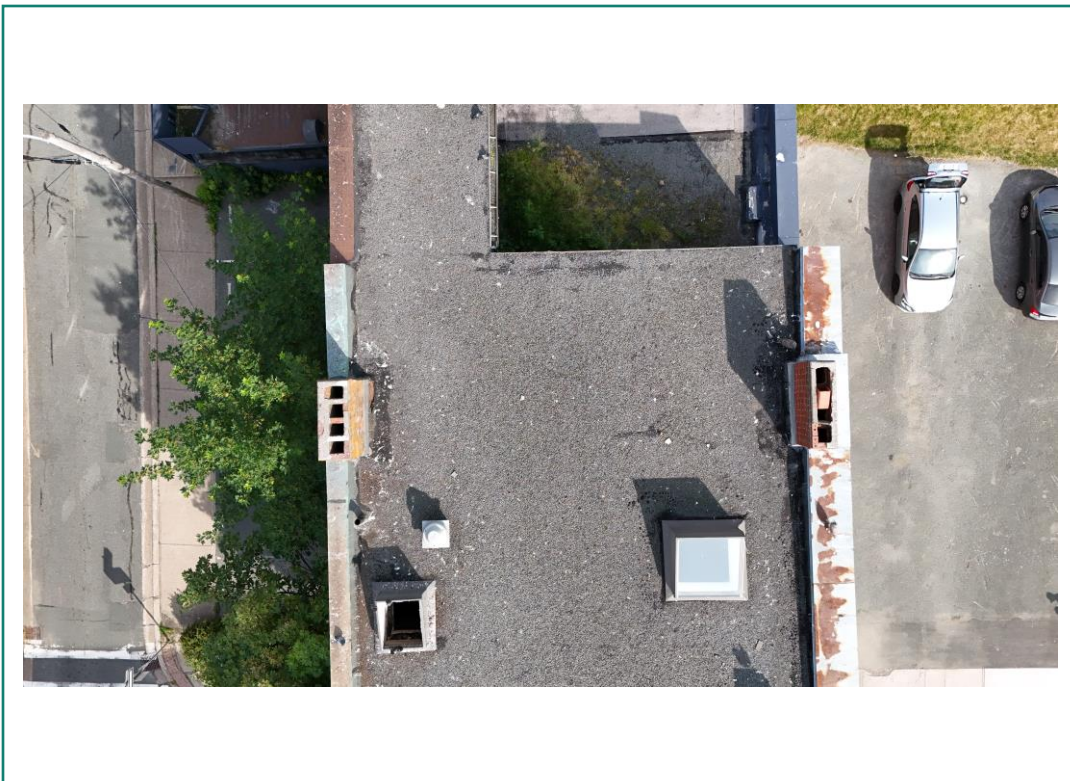


Photo 56: Aerial Image of Roof