Township of
NIPISSING

"Life the way it should be" ESTABLISHED 1888

REQUEST FOR QUOTATION

Number: **RFQ-2023-01**

Title: **Foundation Repair - Nipissing Township Museum Office Building**

Description:

The Township of Nipissing is seeking a quotation for the repair of the foundation of the Office Building/Gift Shop of the Nipissing Township Museum.

Attached please find the latest engineering opinion and photographs of the repairs required.

The repairs are expected to be included in the 2024 Township of Nipissing Budget, please keep this timeline in mind when submitting the quotation and appropriate pricing.

Issues to Be Addressed:

The foundation is concrete block wall supported from concrete strip footings. The building is not heated during the winter months.
The North side of the building, the existing foundation concrete blocks were pushed inward by approximately 3" and were separated at the exposed horizontal joint.
The East side blocks were pushed inward but not to the same extent as the North side.
Inspection of the site will be accommodated by appointment.

Recommendations for the repair as submitted by the Engineering consultant:

1. Replace the existing block walls on the North and East sides of the foundation.
2. New backfill installed along these exterior walls should be a free draining granular material. In addition, 2" SM should be installed 2' out horizontally on top of the footing.
3. The grade around the entire building should be adjusted in order to have a positive flow of surface water away from the building.
4. The entire perimeter at top of the granular fill in the crawl space should also be insulated with 4 feet of 2" horizontal rigid SM insulation and covered over with 2" of granular. In addition, 2" of vertical SM insulation should extend vertical from top of crawl space fill to top of the concrete block wall. Sketch provided by Engineer for this purpose.
5. The footings of the elevated deck should be insulated with 2 layers of 2" horizontal rigid SM insulation extending at least 4' past the existing footings.
6. A new weeping tile system should be installed around the building footings and drained to a sump or ditch for disposal. If the existing nearby ditch is not deep enough, an interior insulated sump should be installed in the crawl space and discharge pipe heat traced as required.

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Company Name:_____

Phone Number:_____

Email Address:_____

Mailing Address: _____

**** Bidders must provide proof of WSIB coverage and valid professional insurance in order to be considered for this project. ****

WSIB Coverage Attached **YES _____NO_____**
(Please use checkmark indication)

Professional Insurance Attached **YES_____NO_____**
(Please use checkmark indication)

Start Date:_____,2024 (Include Month/Day)

Completion Date:_____,2024

*Total Quote:_____

*Total Quote includes the Supply of all labour, materials, tools, equipment and on-site supervision and includes all applicable taxes and fees. Contractor to comply with all Building Codes.

Signature:_____ Date:_____

Closing Date: Monday, January 8, 2024 at 4:00pm

Contact: Kris Croskery-Hodgins
Municipal Administrator
GD, 45 Beatty St.
Nipissing, ON P0H 1W0
Telephone: (705) 724-2144
Fax: (705) 724-5385
Email: admin@nipissingtownship.com

E.T. ENGINEERING INC.

R.R. No. 1
Corbeil, Ontario, P0H 1K0

Phone 705-845-1109 Fax 705-752-2589 Email engineer@hiway11.com

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Nipissing Museum
4363 Highway 654
Nipissing, ON

Sept. 23, 2022

To: Cameron Karpenko - CBO

From: Eugene Longstreet, P. Eng.

Project: Nipissing Museum Evaluation,
Site Visits May 10, July 18, 2022

Present: Dan Macinnis – Manager of Operations
Cameron Karpenko - CBO
Eugene Longstreet, P. Eng. – E. T. Engineering Inc.

Particulars:

- The museum building is not heated during Winter months.
- The existing wood framed building structure is 24'w x 36'l and is founded on a concrete block wall supported from concrete strip footings.
- A floating barrier free access ramp and front deck was installed in 2019.
- The South foundation wall had been replaced some years before this site visit.
- An exterior walk was done about the existing building structure.
- It was observed the grade around the building had settled and was now sloping in towards the building foundations.
- On the North side of the building, the existing foundation concrete blocks were pushed inward by about 3" more or less and were separated at the exposed horizontal joint.
- The East side blocks were also pushed inward but not as severe as the North side.

- The South side foundation appeared straight with no obvious movement. This side of the foundation had been repaired some years ago.
- On the West side there appeared to be some movement between the main structure and the floating deck and ramp.
- No access was available on the West side due to a skirting that covered the elevated deck wall.
- The crawl space under the floor was also accessed for viewing.
- The center of the floor of the Museum is supported by a built up wood beam supported off concrete block piers and the foundation end walls.
- The exposed soil in the crawl space is a granular material.
- There is no ground sheet over the crawl space granular.

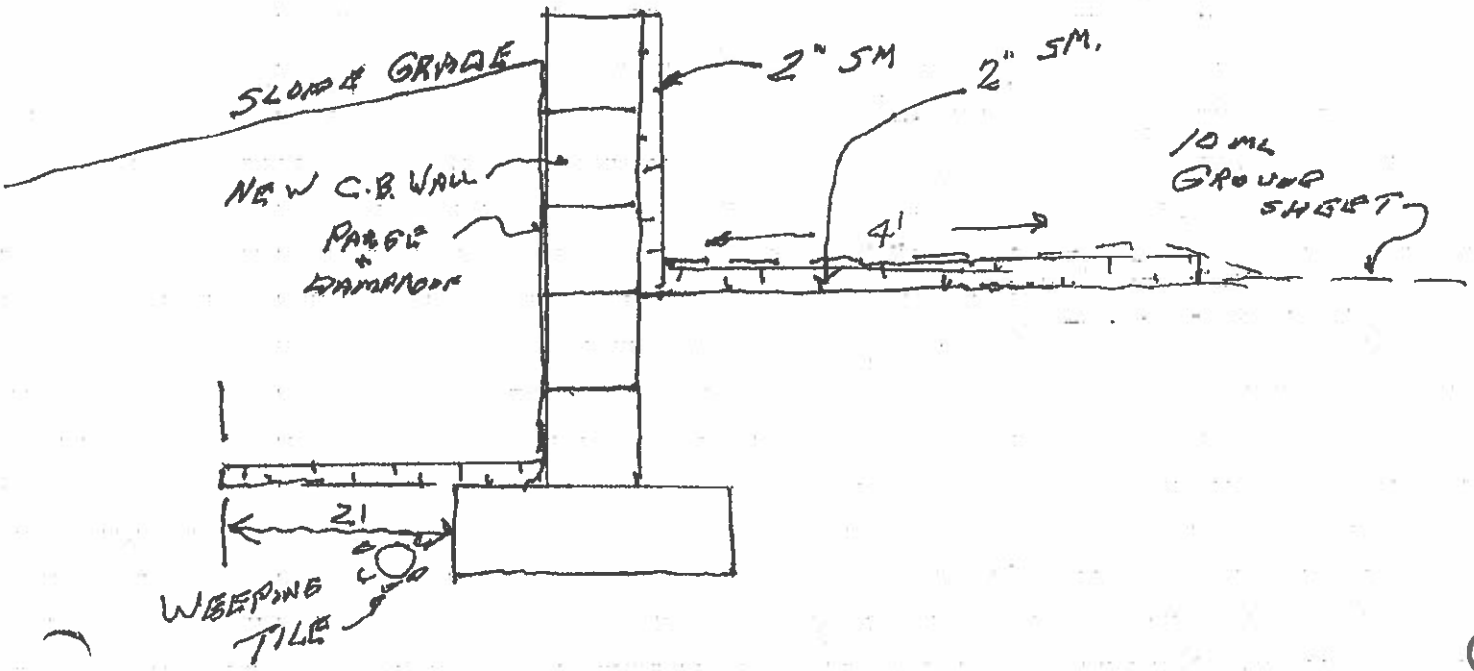
Conclusions & Recommendations:

- ❖ There are currently no safety concerns with the building structure.
- ❖ There are some structural issues that should be addressed i.e. North and East foundation walls.
- ❖ The existing block walls on North and East sides should be replaced.
- ❖ New backfill installed along these exterior walls should be a free draining granular material. In addition 2" SM should be installed 2' out horizontally on top of the footing.
- ❖ The grade around the entire building should be adjusted in order to have a positive flow of surface water away from the building.
- ❖ The entire perimeter at top of the granular fill in the crawl space should also be insulated with 4 feet of 2" horizontal rigid SM insulation and covered over with 2" of granular. In addition 2" of vertical SM insulation should extend vertical from top of crawl space fill to top of the concrete block wall. (see sketch)
- ❖ The footings of the elevated deck should be insulated with 2 layers of 2" horizontal rigid SM insulation extending at least 4' past the existing footings.
- ❖ A new weeping tile system should be installed around the building footings and drained to a sump or ditch for disposal. If the existing nearby ditch is not deep enough

an interior insulated sump should be installed in the crawl space and discharge pipe heat traced as required.

Respectfully Submitted,

Eugene Longstreet, P. Eng.


SLOPE GRADE
NEW C.B. WALL
PARGE + DAMPROOF
2" SM
2" SM.
10 MIL GROUND SHEET
4'
2'
WEEPING TILE

SK-1