Corporation of the Municipality of Temagami

Report No. 2016-016	
File No.	

Subject:	Interior and Exterior Finishes, Repairs and Upgrades Temagami train Station – EDC-RFQ-04-2016
Agenda Date:	April 21, 2016
Attachments:	1. RFQ Document – EDC-RFQ-04-2016 2. Property Condition Assessment report from Ben Engineering Inc.

RECOMMENDATION

Whereas the Municipality has received funding through the Northern Ontario Heritage Fund Corporation and Fednor for Train Station Renovations and upgrades; and whereas the Municipality wishes to engage the services of a contractor to complete the Interior and Exterior Finishes, Repairs and Upgrades; now therefore be it resolved that Council receives report No. 2016-016; and further that Council approves the award of this portion of the project to JMS Contracting at an upset limit of $67,000 plus HST; and further that Council authorize and direct the Mayor and staff to execute any related documentation for the project.

BACKGROUND

The Municipality received funding from NOHFC and Fednor in the amount of up to $181,100 for renovations and upgrades to the Temagami Train Station. The original total estimated project cost is $218,200 broken down as follows: $29,500 for windows and doors, $77,000 for insulation, $42,000 for energy efficient Heating, $26,000 for plumbing upgrades, $23,900 for electrical upgrades and $19,800 for contingency. The initial estimate for insulation included adding insulation to the walls as well as the attic. Further information indicates that adding insulation to the walls would be expensive and would provide little benefit to the energy efficiency of the building.

Staff prepared a Request for Quotations (RFQ) for the project after completing a building assessment and reviewing the Property Condition Assessment report from Ben Engineering Inc. This portion of the project is to complete interior and exterior finishes, an accessible washroom, adding insulation in the attic space as well as a number of other renovations.

The RFQ closed on April 8, 2016 with 2 quotes being received. The Municipality wishes to award the project.

The purchasing policy states that for purchases above $50,000, the Request for Proposals (RFP) or Request for Tender (RFT) method shall be used and that any exceptions shall be approved by Council before the purchase is finalized. Staff has used a Request for Quotation (RFQ) for this portion of the project. The Policy also states that for purchases in the $25,000 to $50,000 range, the CAO shall submit a memo to Council with an explanation if three quotes are not possible. Although this purchase is above $50,000, the process of RFQ was used and only two quotes were received.

ANALYSIS

The RFQ was advertised in the Temiskaming Speaker and on the Municipality's website. The ad was also emailed to our list of local contractors. The RFQ document was requested by and provided to a total of 5 contracting companies. 4 companies were represented at the site meeting and 2 responses were received as follows:

1. JMS Contracting	$ 67,000.00 + HST
2. Mikes Carpentry and Construction	$ 90,050.50 + HST

The quotes were opened and reviewed by the Chief Administrative Officer and the Chief Building Official.

With regards to the process of RFQ being used as opposed to that of RFP or RFT as stated in the policy, a full scope of work was outlined in the document and the document is consistent with what would have been prepared for an RFP and advertised in the usual places consistent with the policy. In my opinion, this meets with the intent of the Purchasing Policy.

Conclusion

The quotes were higher than anticipated for this portion of the overall project but are within the proposed budget. The portion of the budget allocated to this project is $77,000 from the insulation section and a portion of the plumbing upgrades section for part of the accessible washroom.

FINANCIAL/STAFFING IMPLICATIONS

This item has been approved in the current budget:	Yes ☒	No ☐	N/A ☐
This item is within the approved budgeted amount:	Yes ☒	No ☐	N/A ☐

The project was approved in the 2015 budget. Although the 2016 budget hasn't been passed, the project is continuing as planned due to funding commitments and due to other aspects of the project having been completed or are underway.

Staffing implications will include awarding the RFQ and executing required documents. Other staffing implications will include meetings and working with the contractor throughout the project.

ALTERNATIVES

1. No alternatives were considered as part of this report.

Prepared and Submitted for Council Consideration by :

Patrick Cormier
CAO

ECONOMIC DEVELOPMENT DEPARTMENT

TEMAGAMI TRAIN STATION

EDC-RFQ-04-2016

RENOVATIONS

INTERIOR AND EXTERIOR FINISHES

REPAIRS AND UPGRADES

REQUEST FOR QUOTES

THE CORPORATION OF THE
MUNICIPALITY OF TEMAGAMI
7 Lakeshore Drive
P.O. Box 220

THE CORPORATION OF
THE MUNICIPALITY OF TEMAGAMI
REQUEST FOR QUOTES
TEMAGAMI TRAIN STATION RENOVATIONS
INTERRIOR FINNISHES, REPAIRS AND UPGRADES.

PURPOSE AND INTENT

This Request for quotes describes the requirements of the Corporation of the Municipality of Temagami to complete selected repairs and upgrades to the interior and exterior finishes at the Temagami Train Station.

It is the intent of the Municipality of Temagami to enter into an agreement with a qualified contractor, for the services described herein, from among those firms that submit quotes.

PROJECT LOCATION

The location of work is the Temagami Train Station, located on Highway 11 in the Municipality of Temagami.

SCOPE OF PROJECT

The intent is to complete all interior finishes and life safety items with respect to the previous work started.

SOUTH END OF STATION

Complete all wall finishes with matching trim and paint, this will include window and door trim, crown moldings, wall moldings and refinishing of existing hardwood floor.

TICKET OFFICE

Complete all cabinet work to match existing, refinish hardwood floors sand and apply two coats verathane to all wood trim and panels...

BATHROOMS

Convert existing accessible washroom to be a universal washroom, finish wall tile and install new mirror. Convert existing incomplete main floor women's washroom to meet accessibility requirements as per provided plans, complete all tile work wall reconfigurations and plumbing as required. Tile to be provided by the Municipality.

STAIRS AND MEZZANINE

All railings and guards to be brought up to current Ontario Building Code requirements. Stair hand rails to be between 865mm and 965mm above the nose of the stairs. Supply and install iron brackets and oak handrail where required. Construct oak panel guard around landing to match existing oak panels. . All other interior guards to be a minimum of 1070mm in height. Provide wood spacer strip where required on existing iron guards to raise. The wooden guard at the north side of the mezzanine to be removed and reconstructed with proper anchorage into the existing floor structure. Guard will extend from the elevator shaft to the west wall. All existing oak panels to be reused, this guard is to be raised to 1070mm by adding decorative oak top panels as per supplied diagram. Repair hardwood flooring at northwest corner of mezzanine.

NORTH END OF STATION

Remove temporary office partitions. Repair or replace, and repaint existing trim and lower walls, Sand and refinish window sills. Install new commercial grade linoleum flooring, and baseboards to match the south end and ticket office. Complete the rear entry trim, drywall, tiled floor and doors, hardware to match other interior doors. Remove drawer from above the entrance and storage closet and apply ½ in plywood sheathing to top of entrance painted to match upper walls Finish exterior of elevator shaft with drywall painted to match adjacent paint colour. Install proper hardware on broom closet door. Drywall ceiling area of floor overhang and apply oak trim around ticket office window. Install offset hinges on hallway door so that when open it swings clear of the opening. All door hardware to meet current Ontario accessibility standards.

ATTIC SPACE

Remove existing insulation and install vapour barrier, reuse existing insulation where possible and add additional batt insulation to achieve an R-40 insulation value over the entire level area of the attic. Install spray foam insulation to fill the sloped areas, around the perimeter of the attic. Install a proper attic hatch above the mezzanine stage at the west side of the building. Install soffit venting in dormers.

BASEMENT AREA

Replace existing construction stairs with proper staircase and handrail, complete drywall in hall area apply one coat of primer and two coats of kitchen and bath paint, municipal staff will determine colours. Construct walls and install doors as per attached diagram, wall panels below stairs need to be removable for access to the grinder pump chamber. Install a new Steel door and panic hardware to the outside, door colour to match main floor doors. Prep and paint existing washroom walls and floor, install drop ceiling.

TERMS

All new oak to be stained to match existing as close as possible. All tile work to match the existing as close as possible. All door hardware to match.

GENERAL PROVISIONS

General

Contractor to provide full time qualified supervisor on site at all times. All personnel and visitors to wear hard hats, safety boots, safety glasses and fall protection harness when required.

All work must be in compliance with the Ontario Building Code (latest edition), any applicable Municipal Codes as directed by the municipality's Chief Building Official, and must also comply with the Occupational Health and Safety Act - Construction Safety Regulations.

WSIB and Insurance Requirements
Contractors **must** provide a current Certificate of Clearance for WSIB or if they do not have WSIB must apply for Independent Operator Coverage.

Proof of $2,000,000.00 General Liability Insurance Coverage for public liability, property damage, all trucks, vehicles and machines, also any vehicles or equipment hired by him/her and used in connection with this work.

"The Corporation of the Municipality of Temagami must be shown as additional insured on the policy"
NO PURCHASE ORDER WILL BE ISSUED UNTIL THE ABOVE DOCUMENTS HAVE BEEN RECEIVED BY THE MUNICIPALITY.

INQUIRIES

Inquiries during the process are to be submitted in writing to the following:

Monty Cummings
Chief Building Official

MUNICIPALITY OF TEMAGAMI
P.O. Box 220
7 Lakeshore Drive
Temagami, ON

P0H 2H0

e-mail: building@temagami.ca

There will be a mandatory Site meeting at 9 am March 31, 2016.

SUBMISSIONS

Sealed quotes must be delivered to the Municipality by no later **than 2:00 p.m. local time** on **April 8 2016** and **must** be addressed as follows:

MUNICIPALITY OF TEMAGAMI
P.O. Box 220
7 Lakeshore Drive
Temagami, ON
P0H 2H0

Attn: **Elaine Gunnell, Municipal Clerk Temagami Train Station Renovations Interior Finishes Repairs and upgrades"**

LATE OR MISDIRECTED QUOTES WILL NOT BE CONSIDERED AND WILL BE RETURNED UNOPENED TO THE RESPONDENT. SUBMISSIONS BY FACSIMILE WILL NOT BE ACCEPTED.

An authorized officer must legibly sign all quotes.

Following the expiry of the deadline date for submissions, all quotes will be evaluated and the successful respondent, if any, will be notified.

PREPARATION OF QUOTES

All costs and expenses incurred by the respondent relating to its quote will be borne by the respondent. The Municipality is not liable to pay for such costs and expenses, or to reimburse or to compensate the respondent in any manner whatsoever for such costs and expenses under any circumstances, including the rejection of any or all quotes or the cancellation of the project.

NATURE OF REQUEST FOR QUOTE

This request for quotes does not constitute an offer of any nature or kind whatsoever by the Municipality to the respondent.

AMENDMENTS

The Municipality may modify, amend or revise any provision of this request or issue any addenda at any time. Any modification, amendment, revision or addenda will be in writing and will be provided to all respondents.

The Municipality reserves the right to vary the scope of work prior to the award of the work.

RIGHT TO ACCEPT OR REJECT QUOTES

The Municipality does not bind itself to accept any quotes and may proceed as it, in its sole discretion, determines, following receipt of the quotes. The Municipality reserves the right to accept any quotes in whole or in part or to discuss with any respondent different or additional terms.

The Municipality reserves the right to:

1. accept or reject any or all of the quotes;
2. if only one quote is received, elect to reject it; or
3. reject as informal any quote that is received late or is incomplete,
4. elect not to proceed with the projects as it so determines in its sole and absolute discretion,

SUB-CONSULTANTS AND SUB-CONTRACTORS

The respondent will identify any Sub-Contractors that will be involved in the execution of this project. Documentation is to be provided from the Sub-Contractors stating that they have reviewed all parts of the detailed project schedule where their skills or expertise are required and are able to meet the timelines provided in the detailed project schedule.

TEMAGAMI TRAIN STATION RENOVATIONS INTERRIOR FINNISHES, REPAIRS AND UPGRADES, REQUEST FOR QUOTES

Contractor's submission of bid to:

The Corporation of the Municipality of Temagami

Stipulated Bid Price

We/I, _____
(Registered Company Name/Individuals Name)

Of, _____
(Registered Address and Postal Code)

Signature _____

Business:

Phone Number (____) - _____

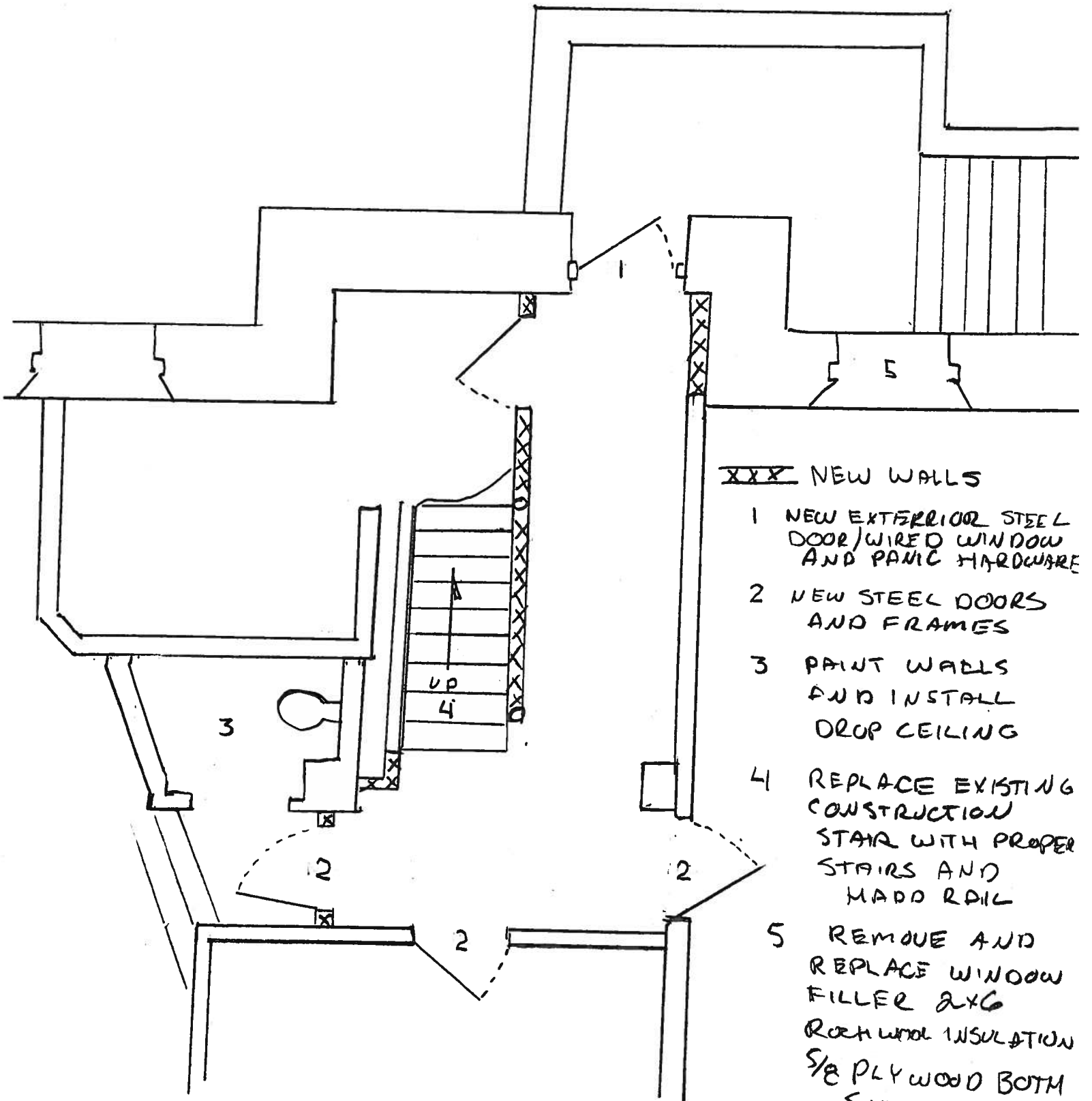
Fax Number (____) - _____

We/I hereby offer to enter into an agreement for the Temagami Train Station Renovations Interior finishes, repairs and Upgrades for a price of:

Lump sum price (before tax)	$_____
Lump sum price (incl. HST)	$_____

Breakdown pricing

Attic insulation	$_____
New accessible washroom	$_____
Remainder of work	$_____



XXX NEW WALLS

1 NEW EXTERRIOR STEEL DOOR/WIRED WINDOW AND PANIC HARDWARE

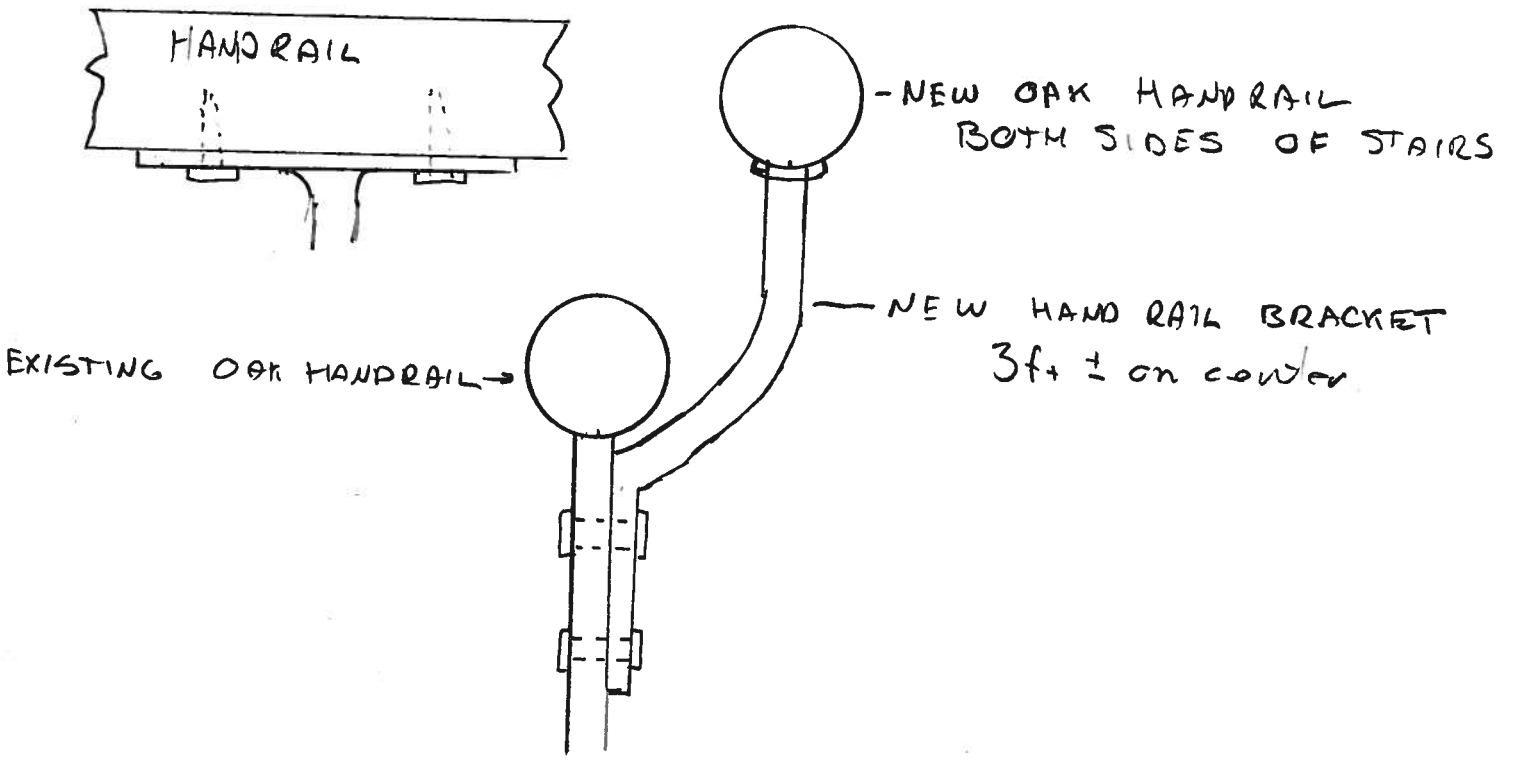
2 NEW STEEL DOORS AND FRAMES

3 PAINT WALLS AND INSTALL DROP CEILING

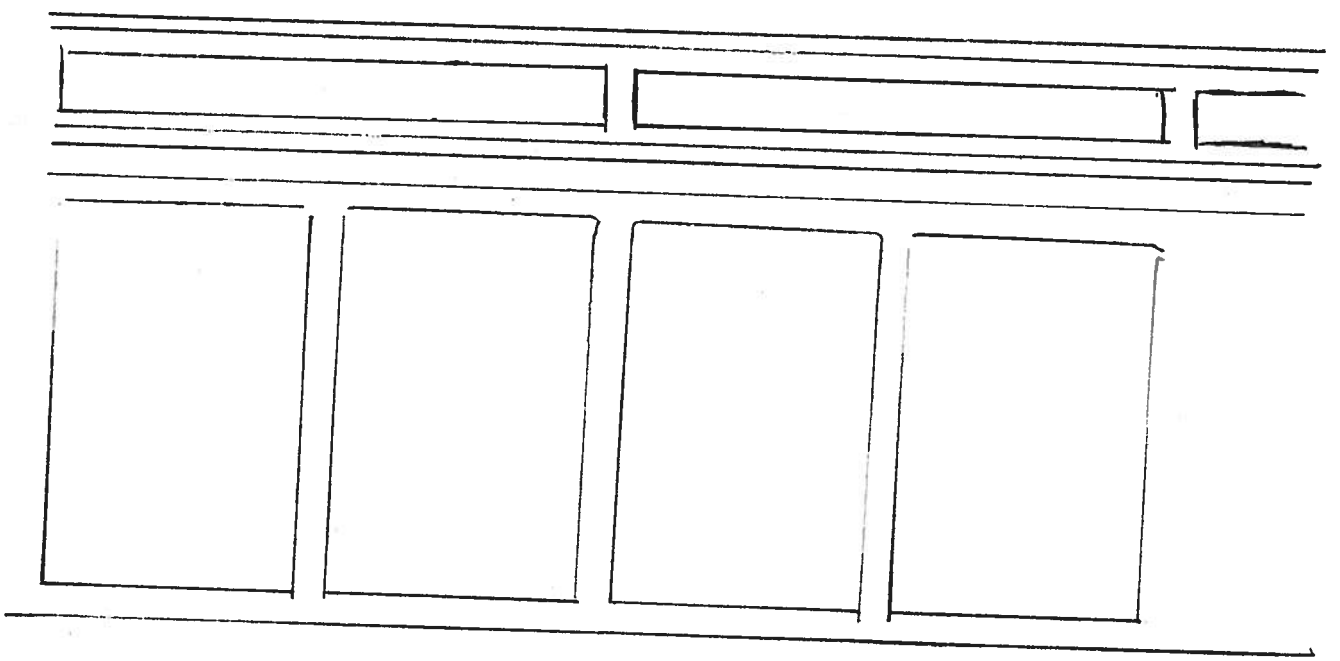
4 REPLACE EXISTING CONSTRUCTION STAIR WITH PROPER STAIRS AND HAND RAIL

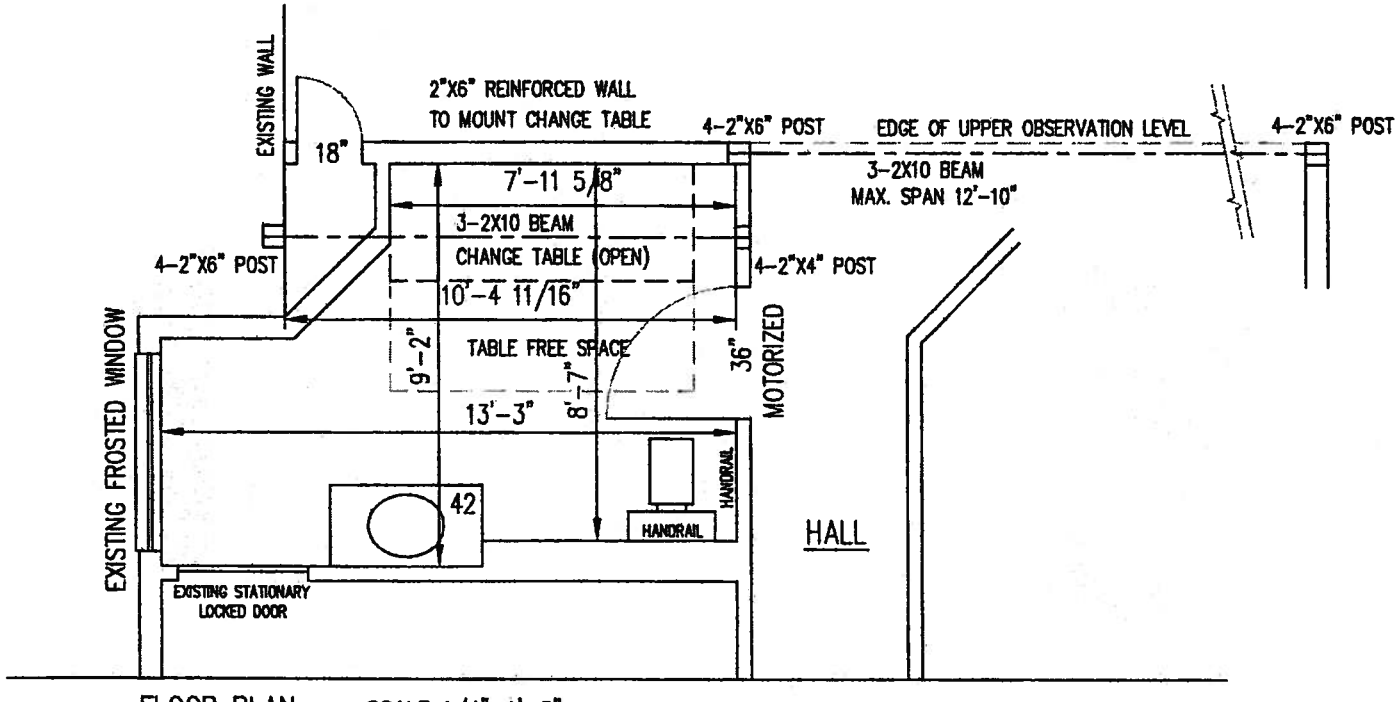
5 REMOVE AND REPLACE WINDOW FILLER 2x6 ROCKWOOL INSULATION S/E PLYWOOD BOTH SIDES (2 WINDOWS)

HAND RAIL



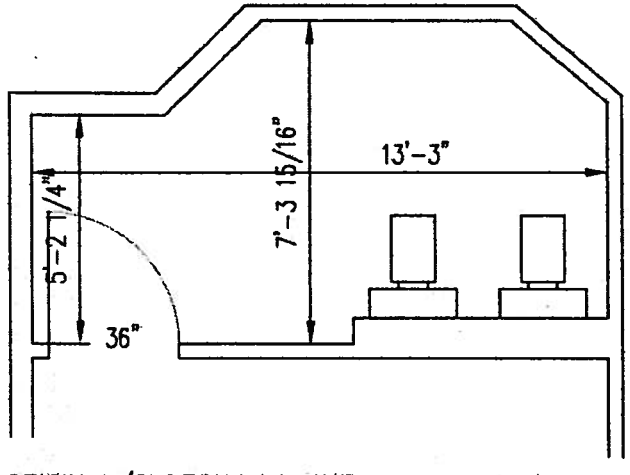
MEZZANINE GUARD



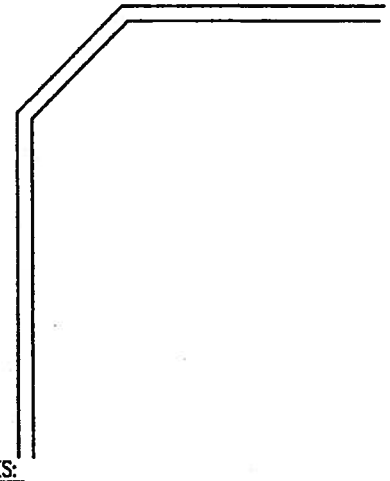


FLOOR PLAN SCALE 1/4"=1'-0"

FLOOR PLAN	
BARRIER FREE RESTROOM TEMAGAMI	2 OF 5



ORIGINAL/CURRENT LAYOUT SCALE 1/4"=1'-0"



NOTES:

1. OWNER & CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS & DETAILS, ANY DISCREPANCIES MUST BE REPORTED TO DESIGNER AUSTIN WHITEHEAD IN WRITING PRIOR TO ORDERING MATERIALS OR STARTING CONSTRUCTION.
2. OWNER & CONTRACTOR MUST ASSUME RESPONSIBILITY FOR THE TOTAL PROJECT INCLUDING ADHERENCE TO THE ONTARIO BUILDING CODE, LATEST REVISION AND ALL OTHER CODES & LOCAL BYLAWS.
3. DO NOT SCALE DRAWINGS
4. ALL LINTELS MUST CONFORM TO TABLE 9.23.12.3 (1) O.B.C. OR AS INDICATED
5. ALL FRAMING MATERIAL TO BE #2 CONST. GRADE OR BETTER.
6. ALL FOOTINGS TO BE ON UNDISTURBED SOIL
7. PROVIDE MECHANICAL VENTILATION AS PER 9.32 O.B.C.
8. SOME BEAMS AND/OR LINTELS MAY REQUIRE AN ENGINEERS SEAL DUE TO LOADS NOT COVERED IN ONTARIO BLDG. CODE TABLES. THIS IS THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO SECURE.

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION

Required unless design is exempt under 3.2.5.1 of the building code

CORY WHITEHEAD 37623

NAME SIGNATURE BCIN

REGISTRATION INFORMATION

Required unless design is exempt under 3.2.4.1 of the building code

CORY WHITEHEAD 45336

NAME SIGNATURE BCIN

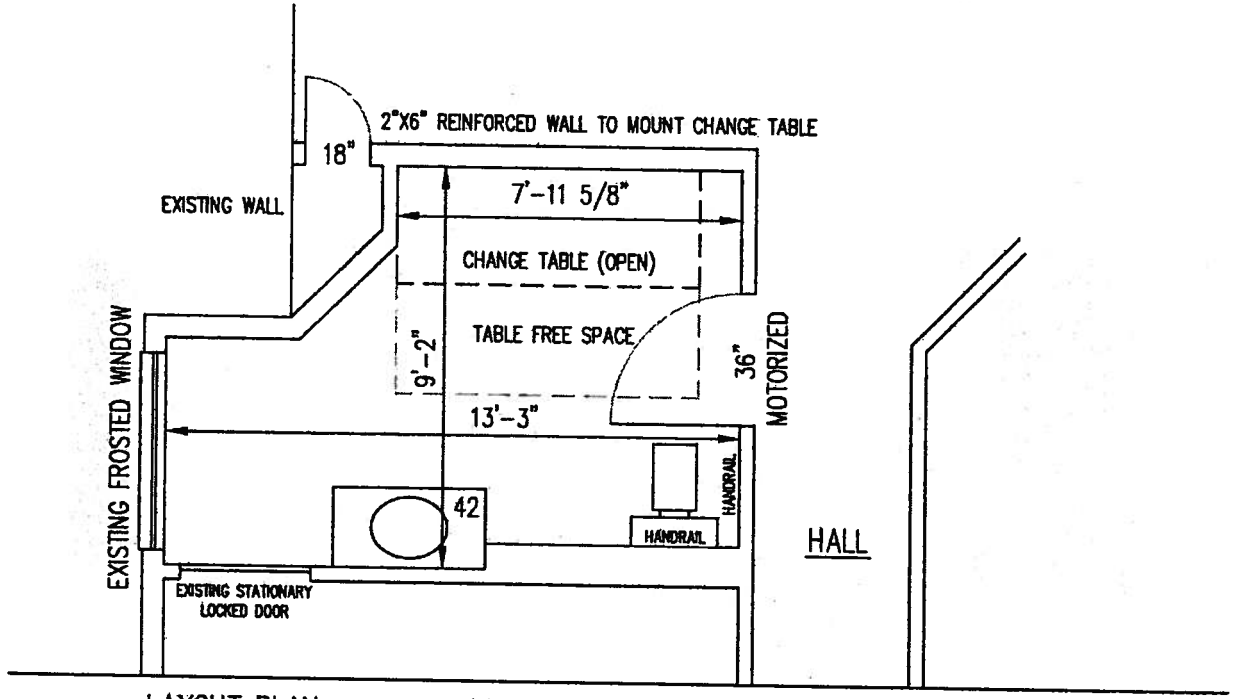
ORIGINAL/CURRENT LAYOUT

BARRIER FREE RESTROOM

TEMAGAMI

1

OF 5



LAYOUT PLAN SCALE 1/4"=1'-0"

LAYOUT PLAN

BARRIER FREE RESTROOM

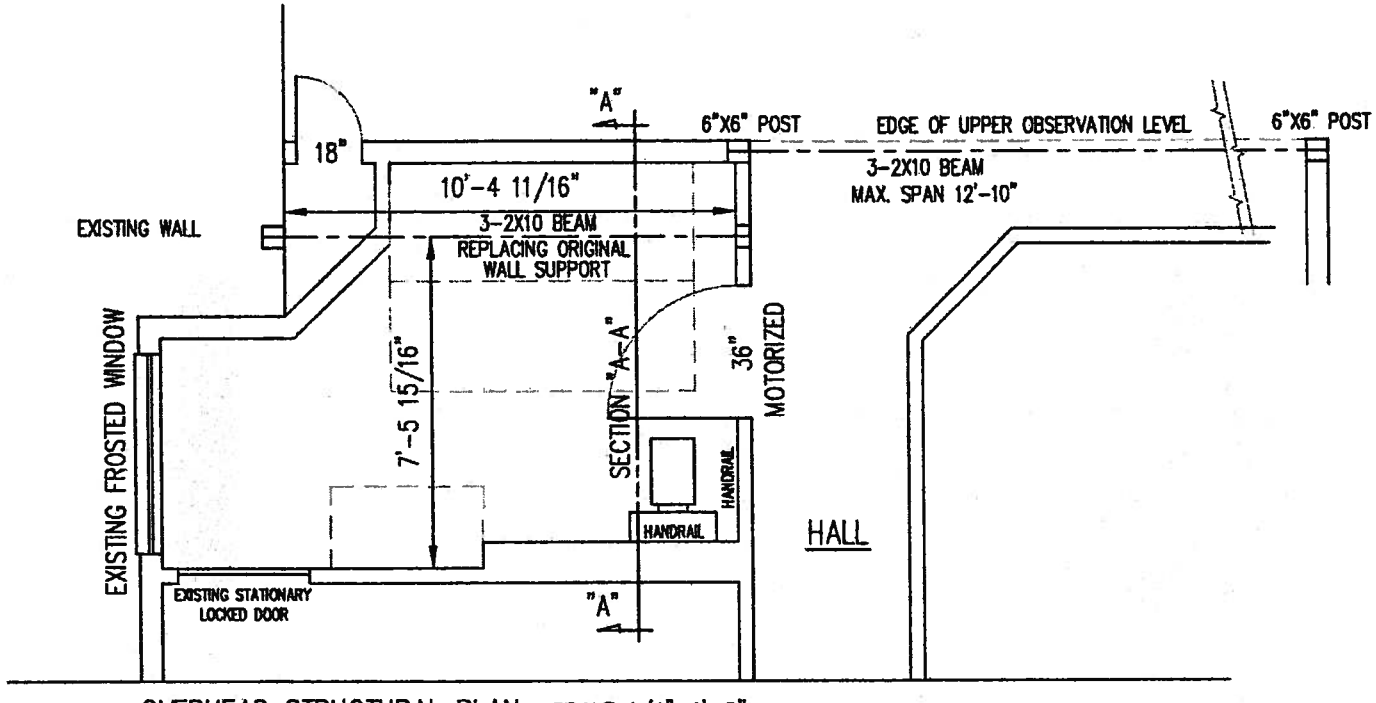
TEMAGAMI

3 OF 5

cory whitehead 1093 fraser street north bay ontario P1B 3Y1 705-476-5613 www.austinwhiteheaddesign.com

TEMAGAMI TRAIN STATION

2016.03.15



OVERHEAD STRUCTURAL PLAN SCALE 1/4"=1'-0"

OVERHEAD STRUCTURE PLAN

BARRIER FREE RESTROOM

TEMAGAMI

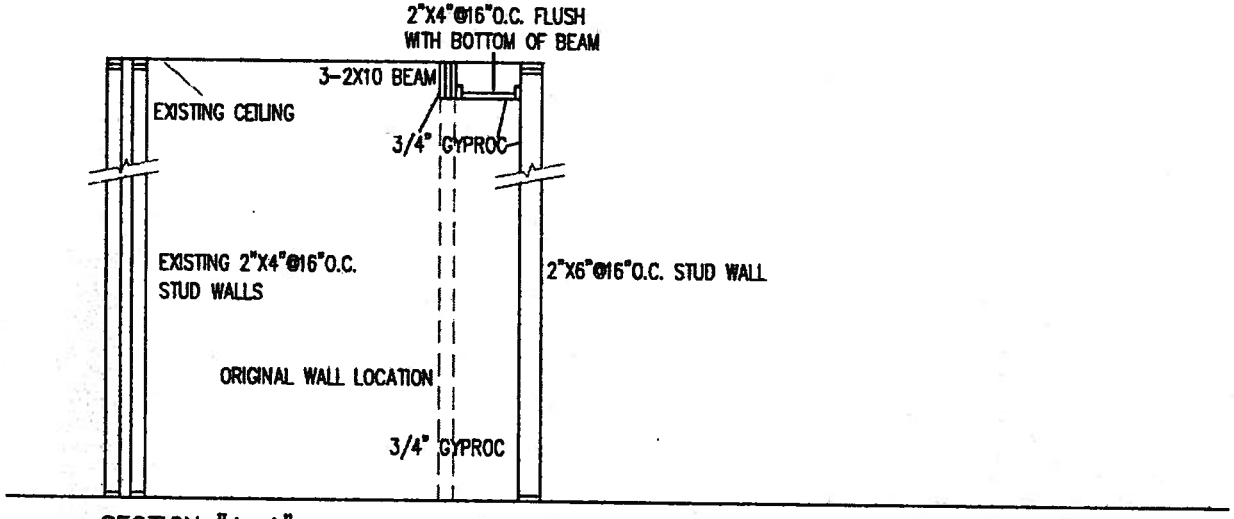
4

OF 5

cory whitehead 1093 fraser street north bay ontario P1B 3Y1 705-476-5613 www.austinwhiteheaddesign.com

TEMAGAMI TRAIN STATION

2016.03.15



SECTION "A-A" SCALE 1/4"=1'-0"

CROSS SECTION "A-A"

BARRIER FREE RESTROOM

TEMAGAMI

5

OF 5

cory whitehead 1093 fraser street north bay ontario P1B 3Y1 705-476-5613 www.austinwhiteheaddesign.com

TEMAGAMI TRAIN STATION

2016.03.15

Property Condition Assessment

Ben Engineering, Inc

Temagami Train Station

May 28, 2015

Professional Engineers Ontario

BBB

7240 Woodbine Avenue, Suite 215, Markham, L3R 1A4, Ontario
Tel: 416.628.9690 www.ben-engineering.com

Ben Engineering, Inc

Property Condition Assessment

Temagami Train Station

Date:

May 28, 2015

Prepared for:

The Municipality of Temagami

File: 473230150501

Professional Engineers Ontario

7240 Woodbine Avenue, Suite 215, Markham, L3R 1A4, Ontario
Tel: 416.628.9690 www.ben-engineering.com

EXECUTIVE SUMMARY

Ben Engineering, Inc. was retained by The Municipality of Temagami to prepare a Property Condition Assessment (PCA) for the Temagami Train Station, a property located on Highway 11 in Temagami Ontario, subsequently referred to in this report as the "Subject Property."

The purpose of this report is to provide an assessment regarding the general condition of the property, following the limitations and the scope of work as described in the ASTM E-2018-08 standard, and to prepare the following report.

The activities carried out to achieve the primary objectives of this Property Condition Assessment included the following:

- Reviewing background information, as provided;
- Visiting the site;
- Interviewing persons familiar with the site;
- Reviewing the available documentation; and,
- Writing a report

General Description:

The subject property is a former train station, which was in service between 1902 and 2013. It is developed with a heritage two-storey plus basement building. The building is currently vacant.

The construction materials include cast-in-place concrete basement, including the floor, walls and ceiling, stone masonry exterior walls and a sloped wooden roof with asphalt shingles. The interior second floor is constructed of wood, supported by steel columns.

General Condition:

The building was last renovated in 2005. Overall, the condition of the interior, exterior and building systems is in fair to good condition; however, depending on the future uses of the building, some changes and improvements should be conducted in order to meet Code requirements, general improvements, and to maintain wear elements. These include replacing the windows to improve the thermal insulation of the building, exterior painting of some of the elements, improving the ventilation in the basement, modifying the stairs between the first and second floors. Depending of the future use of the building, additional modifications may be required, including activating the hydraulic elevator and modifying the washrooms on the first floor.

The electrical and mechanical systems appear to be in fair condition. However, it is recommended to perform the necessary work to rectify all deficiencies noted in this report. Depending on the future uses of the building, many of the existing electrical and mechanical systems may need to be upgraded. These include upgrading to a larger electrical service and installing a new ventilation system. Considerations should be made to the available services to the building and whether upgrades are possible.

We trust you will find this report to be complete within our terms of reference. Should you have any questions regarding the information contained in the report, please contact our office.

Table of Contents

INTRODUCTION

- Ben Engineering, Inc. was retained by The Municipality of Temagami to prepare a Property Condition Assessment for the Temagami Train Station located on Highway 11 in Temagami, Ontario. The purpose of this report is to provide an overview regarding the general condition of the property, following the limitations and the scope of work as described in the ASTM E-2018-08 standard, and to prepare the following report.
- A site visit was performed on May 11, 2015 by Yosi Ben Horin, P.Eng. and Peter Trifonidis, P.Eng. Photos were taken during the site visit, and are embedded in the report. Information regarding the site was provided during the site visit.

SCOPE OF WORK

The scope of work of this report is based on the ASTM E-2018-08 standard (Guide for Property Condition Assessments). The activities carried out to achieve the primary objectives of this Property Condition Assessment included the following:

- Reviewing background information, as provided;
- Site reconnaissance;
- Interviewing persons familiar with the site;
- Reviewing the available documentation; and,
- Writing a report.

The review of the site's building and other components was based on a visual review of the readily accessible components. The roof surface, interior and exterior wall finishes, and floor and ceiling finishes of the site's building and related structures (if applicable), were visually assessed to determine their general condition and to identify possible physical deficiencies. The assessment in general, does not include any intrusive investigation such as of wall assemblies, ceiling cavities or any other enclosures. It does not include and structural analysis, no physical tests are conducted, and no samples of building materials were collected to substantiate observations made.

Unless specifically noted, this assessment in general, does not refer to any environmental issues, substances materials, hazardous materials, compliance with current fire mitigation regulations and codes, or any violations of building permits. However, applicable codes may be used as a reference, in determining appropriate recommendations. It is also assumed that the site's building was reviewed and approved by local authorities at the time of construction.

The assessments of the mechanical and electrical systems of the site's building, including the fire and life-safety systems, are limited to a non-speciality review and is based on visual inspection of the readily accessible elements as seen at the time of the visit, reviewing maintenance records (when available), and discussion with site personnel. Further specific inventory inspections, by technicians who specialise in these types of systems, may be required to determine the accurate condition of these systems and their compliance to the most recent codes, by-laws, regulations and other legal requirements that may be applicable.

DOCUMENTS

A summary of the renovation work was provided for review.

LIMITATIONS OF THE ASSESSMENT

- This Property Condition Assessment addresses the general condition of both interior and exterior elements, such as the structural elements, building systems, interior finishes, and the building envelope. The assessment of all building systems is limited to assess their general condition, and may require further inspections by persons who are expert in these types of systems, in order to determine their accurate current condition and future needs.
- The Property Condition Assessment does not include minor deficiencies and/or areas and elements that are planned to be renovated, removed or replaced (if applicable).
- The scope of work is limited to the guidelines of the ASTM E-2018-08 standard.
- The assessment is based on a visual inspection of areas that were safely and readily accessible for inspection at the time of the site visit without additional aids or tools, information received during the site visit and a cursory review of the documents listed above (when applicable). No destructive testing, exploratory investigation, laboratory testing, any type of calculation, or structural analysis was conducted. Future potential deficiencies, which are not listed in this report, should be expected.
- Analyzing and determining the structural integrity of the building and/or its ability to carry the load for the purposes it is being used, are beyond the scope of work of this assessment; the findings listed in this assessment are based on visual signs observed at the time of the visit, only where it was safely and readily accessible, and on information provided during the visit. Further structural analysis is required to determine if the structure meets the Ontario Building Code requirements for the use(s) of the building(s). Periodic inspections and monitoring are also recommended.
- No soil testing, environmental assessments, legal survey, detailed engineering calculations, or quantity surveying compilations have been made for the purpose of this assessment. No responsibility, therefore, is assumed concerning these matters.
- No guarantee or warranty, expressed or implied, with respect to the property or building components and systems is made.
- Although some of these issues may be mentioned in this report, this assessment does not address any environmental, safety, fire code compliance issues, and building permit violations (if exist), which should be addressed separately.
- Assessments of the mechanical and electrical systems of the site's building, including the fire and life-safety systems, are limited to a non-speciality review and is based on visual inspection of the readily accessible elements as seen at the time of the visit, reviewing maintenance records (when available), and discussion with site personnel. Further specific inventory inspections may be required in order to determine the accurate condition of these systems and their compliance to the most recent codes, by-laws, regulations and other applicable legal requirements.

PROPERTY PROFILE

Address:	Highway 11, Temagami
City/Town:	Temagami
Province:	Ontario
Lot Size:	n/a
Number of Buildings on Site:	1
Type of Building:	Commercial/public
Year Constructed:	1909
Number of Floors:	2
Basement:	Yes
Footprint Area:	n/a
Parking Type:	Asphalt paved aboveground
Structure Type:	Cast-in-place concert basement and stone masonry walls
Roof Type:	Sloped with asphalt shingles
Exterior Finish:	Stone masonry
Plumbing:	ABS, copper, brass, steel and cast iron. 1-1/2" Domestic Cold Water
Electric Service:	400 Amp, 120/240V, 1 Phase
Heating and Cooling:	Hydronic Heating / No Cooling
Domestic Hot Water:	Gas-fired hot water tank
Elevator:	Decommissioned
Fire Suspension:	Sprinkler system
Other Systems:	Intercom, fire alarm
Utilities:	
Domestic Water	Municipal
Sewer	Municipal
Storm System	Municipal
Electricity	Hydro One
Gas	Union Gas

GENERAL INFORMATION

- The property is located on the east side of Highway 11 (Trans-Canada Highway) in Temagami, Ontario.
- The site had been used between 1902 and 2013 as a train station. The building has been vacant since then.
- It is developed with a heritage two-storey plus basement building. According to the available information, the original building was constructed in 1904, but was replaced with a new building in 1907. That building was destroyed by fire in 1908 and the existing building was constructed a year later. The original roof was replaced by shingles roof in 1943. In 1976, the building was damaged by fire again, but only the oak panelling and the ceiling were damaged.
- The construction materials include cast-in-place concrete basement, including most of the floor, the walls and ceiling, stone masonry exterior walls and a sloped wooden roof with asphalt shingles. The interior second floor is constructed of wood, supported by steel columns.
- The building was renovated in 2005.

DETAIL REPORT

The following sections outline the general conditions of the interior and exterior building elements, systems, and site components, and are subject to the limitation of the scope of work as described above, as of the time of the site visit.

STRUCTURAL SYSTEM

Structural Elements

Item Description: The structural load-bearing elements the building include:

- Cast-in-place concrete floor (for most of its area), walls and ceiling in the basement
- Steel column and beams to support the stair opening leading the basement
- Stone masonry exterior walls
- Sloped wood-structured roof
- A wood-structured mezzanine supported by steel columns

No structural drawings were available for review. The above assumptions are based on a visual non-destructive inspection, where accessible.

Findings: Subject to the limitations and the scope of work of this assessment, no visual evidence of any major structural damage was noted at the time of the site visit. Structural drawings of the building were not available for review; it is therefore assumed that structural load-bearing elements of the building have not been substantially modified since the building was constructed.

Recommendations: Depending on the future use of the building, it may be required to calculate the load bearing capacity of the mezzanine, as different requirements for different uses are stipulated in the Ontario Building Code.

Associated Pictures: 5 to 12

ROOF SYSTEM

Asphalt Shingles

Item Description: The building has a wood-structured sloped roof, sloped in different directions. There are cantilever sections, projecting away from the exterior walls of the building, and supported by wooden L-shaped elements connected to the exterior walls.

The life expectancy of the shingles depends on the quality of materials, on time local repairs, and care. Development of frequent leaks, multiple leaks at various locations of the roof, large scale leaks, and leaks that cannot accurately be identified, will indicate the need to replace the roof system, which at such stage will be more economic in the long term than conducting local repairs. The asphalt shingles are exposed to weather impacts such as snow, rain, humidity, sun radiation, and heat. Over time, the shingles may be damaged and could possibly crack. They will become brittle and dry, and the edges will curl. The normal life expectancy of asphalt shingles is approximately 25 years.

Findings: The shingles appear to be in fair condition; however, in the lower section of the roof, some of the singles have become curly at the corners. No active signs of leaks were noted at the time of the site visit.

Recommendations: Local repairs are required.

Associated Pictures: 13 to 16

EXTERIOR ELEMENTS

Stone Masonry

Item Description: Stone masonry provides the major exterior finish of the building. Based on a visual non-destructive inspection, it appears that walls are part of the load-bearing elements of the building.

Complete replacement of the walls during the normal lifetime of the building is unlikely, and the stone masonry is expected to remain serviceable for the entire service life of the building. It should be noted that the connection strength of the stones is unknown, and is outside the scope of this study. It should be monitored periodically, and local repairs are normally expected.

Findings: Subject to the limitations of this assessment and based on a visual non-destructive inspection, the stone masonry appears to be in a general satisfactory condition.

Recommendations: No major repairs appear to be required at this time. Periodic monitoring is recommended.

Associated Pictures: 17 and 20

Window Systems

Item Description: The windows of the building comprised of wood frames and single-glazed panes.

Findings: The windows appear to be old and relatively poor to fair condition. The wood is cracked, rotten in some areas, caulking is missing around the frames, and the paint is peeling off. In addition, single-glazed are not adequate with the climate in this region, given the space of the building and the size of the widows. The current windows affect the overall thermal conductivity (R-value) of the building envelop.

Recommendations: Replacing the windows to modern double-glazed polyvinyl framed windows is recommended.

Associated Pictures: 21 to 26

Exterior wood Doors

Item Description: Exterior wood doors are installed at front and rear entrances to the building.

Findings: These doors appear to be of a medium quality, which may not last long. There are cracks at the seams between panels comprising the lower sections of both doors.

Recommendations: Local repairs and staining will be required until complete replacement.

Associated Pictures: 27 to 30

Exterior Paint

Item Description: Some of the exterior elements of the building are finished with paint, including:

1. Small sections of the exterior walls
2. The window frames
3. The exterior doors
4. The underside of the roof cantilevers and their wooden supports
5. The pipes of the sprinkler system than run around the roof perimeter

Findings: The painted elements are generally in poor to fair condition. The paint on the exterior elements of the walls is cracked and peeling off and the sprinkler system's pipes are rusty.

Recommendations: Renewing the paint is required to maintain in good condition and extend the life expectancy of these elements. However, this can be done in phases, as some components do not require immediate repair.

Associated Pictures: 61 to 64

Thermal Insulation

Item Description: The thermal insulation system of the exterior envelope of the building could not be completely verified.

Findings: As noted before, the exterior windows should be upgraded in order to improve the thermal insulation of the building

Recommendations: Further thermal imaging of the building is required. However, this can affectively be done when the weather is cold and the building is normally heated.

INTERIOR ELEMENTS

Basement

Item Description: The basement of the building contains some of the mechanical and electrical systems of the building, as well as areas used for storage and as work rooms. In these areas, the basement is partly finished, including a raised floating floor, drywall construction on the walls, and some furniture fixtures, including shelves and desks.

Findings: The current condition is fair for the using the basement of storage or work rooms. However, the basement is not ventilated to the outside (a mechanical ventilation unit is installed at the back), so radon gas may exceed the recommended limits due to lack of natural ventilation and because part of the basement floor is the exposed bedrock.

The interior stairs leading to the basement are too steep and missing guard railing on one side.

Recommendations: Depending on the future uses of the basement, upgrading the ventilation system and modifying the stairs may be required. In addition, radon gas testing is recommended.

Associated Pictures: 33 to 40

Main Floor

Item Description: The main floor of the building includes a vestibule area with washrooms, an entrance hall, a reception area, and other service/work areas. The finishing materials include hardwood floor, ceramic, wood trimming and paint.

Findings: The vestibule, entrance hall and the reception areas are generality in good condition. The inner section of the floor (north side of the building), used as a work area, has not been completely finished, including drywall work, painting and flooring.

Recommendations: Completing the finishing work in the inner section of the floor, on the north side of the building, is required. In addition, modifying to the two washrooms to comply with the accessibility requirements (e.g. disable persons), separate mem/women washrooms, and baby care accessories may be required, depending on the future uses of the building.

Associated Pictures: 41 to 48

Second Floor (Mezzanine)

Item Description: The second floor of the building is a wood-structured mezzanine supported by steel columns. Access to this floor is currently only via stairs. On both sides of the floor (east and west), there are raised sections, accessible via staircases. The finishing materials include hardwood floor and wood trimming on the walls.

Findings:

1. The floor and the wood trimming on walls appear to be in good condition.
2. The hydronic elevator for disabled persons has been decommissioned. Depending on the future uses of the building, reactivating the elevator may be required to comply with the Ontario Building Code accessibility requirements.
3. The guard wall along north side of the floor, facing the space above the inner section of the main floor, is too low and does not comply with the Ontario Building Code requirements. It should be noted that the strength and the design of this guard were not tested or analysed as part of the scope of work of this assessment.
4. The stairs leading to the raised section on the east side of the floor, missing a guardrail on one side. The structure of these stairs and the dimensions of guardrail along the edge of this section of the raised floor, do not meet the OBC requirements.

Recommendations:

1. Depending on the future uses of the building activating the hydraulic elevator may be required.
2. Modifying the stairs and guardrails, as well as analysing their structure and strength is required.
3. Depending on the future use of this floor, analysing the load-bearing capacity of the floor is required to ensure compliance to the OBC requirements.

Associated Pictures: 49 to 52

Interior Stairwells

Item Description: There are steel-structured stairs with a wooden landing and treads between the first and second floor.

Findings: The following deficiencies were noted:

1. The sloped guard railing along the stairs is too low;
2. Hand railing is missing along the walls (required on both sides of the stairs for this type of building)
3. There are large openings between the landing and treads and the walls.

Recommendations: Modifying the stairs is required to comply with the OBC requirements.

Associated Pictures: 53 to 56

SITE COMPONENTS

Asphalt Paving

Item Description: The area surrounding the building is primarily finished with asphalt.

Findings: The asphalt generally is in poor condition. There are cracks, deteriorated surface, and some holes due to erosion of the soil, which appear to be deep.

Recommendations: Repaving the area should be considered.

Associated Pictures: 57 to 60

Metal Guards

Item Description: Steel guards are installed between the waiting area and the railway, and around the opening of the exterior entrance to the basement.

Findings: The guards are generally in good condition; however, signs of rust were noted at the base.

Recommendations: Anti-rust paining is required.

Associated Pictures: 65 and 66

Cast-in-place Concrete

Item Description: There are cast-in-place concrete areas on the north, east and west sides of the building.

Findings: The concrete slabs were found in good condition.

Recommendations: No repairs are required.

Associated Pictures: 67 to 69

BUILDING SYSTEMS

Main Electrical Service

Item Description: The building is supplied with a 200 Amp, 120/240 V, single phase electrical service that enters the building at the North-West corner into the Basement. The hydro meter is mounted at the North-West exterior wall. The electrical service is fed from a hydro pole, located at the North-West corner of the property, underground across the parking lot to the building.

Findings: The existing 200 Amp electrical service has been able to supply power to the building for its past occupancies. If the building use changes to something that requires additional power, an electrical service upgrade may be required.

Also, electrical cables connected to the existing breaker panel are not strapped properly and have been left loose.

Recommendations: It is recommended to investigate the implications of upgrading the existing electrical service. Items to consider should be, but not limited to, power available from the Electrical Utility Company, running new conduit from the existing hydro pole to the building, etc.

Also, electrical cables that have been left loose should be strapped properly and exhibit good workmanship.

Associated Pictures: 70 and 71

Natural Gas

Item Description: The natural gas meter is located at the North-West corner of the building. A one inch gas pipe enters the building and serves one (1) hydronic boiler and one (1) domestic hot water heater.

Findings: The existing natural gas meter is able to accommodate the building heating and domestic hot water heater. However, if the use changes to something that requires additional natural gas capacity, a gas meter upgrade and associated piping may be required.

Recommendations: It is recommended to investigate the implication of upgrading the existing natural gas meter. The natural gas utility should be contacted and asked about the availability of addition gas load to the building.

Associated Pictures: 72 to 74

Incoming Domestic Cold Water

Item Description: A one and a half (1-1/2) inch incoming domestic cold water line enters the building at the North-West corner in the Basement.

Findings: The building is not equipped with a city water meter or a backflow preventer. According to Mr. Monty Cummings, the town charges a flat rate for domestic cold water. Also, the town does not require the premise isolation of the domestic cold water line. If the building use changes to one that requires a large domestic cold water demand, such as a restaurant, the existing one and a half (1-1/2) inch domestic cold water line can accommodate most restaurants.

Recommendations: N/A

Associated Pictures: 75

Hydronic Heating Boiler

Item Description: A hydronic heating boiler supplies heat to the building.

Findings: The Hydronic boiler is a Weil Mclain, Model No.: PFG-6-PIN, Input = 305 MBH, Output = 247 MBH. A thermostat located on the Ground floor controls the hydronic boiler. According to Mr. Monty Cummings, the hydronic boiler has been operational during the past winter in order to provide minimum heating to the building. The hydronic boiler appears to be older but in good condition. The gas tag that is mounted to the 1" incoming gas line states that the installation took place in 1997.

Recommendations: It is recommended to investigate the existing wall & roof construction in order to obtain information to calculate the heat load of the existing building. This calculation will provide the required capacity of the hydronic boiler and radiators. Also, it is recommended to retain a licenced Heating Contractor to commission the boiler, prior to winter, to ensure the correct and safe operation of the boiler.

Associated Pictures: 76

Hydronic Piping & Accessories

Item Description: Hydronic heating pipes, pumps and accessories distribute heat throughout the building.

Findings: The hydronic heating pipes are distributed around the perimeter of the building, within the Basement ceiling, and penetrate the floor at each radiator location. Radiators are found under most windows on the Ground Floor. There are no radiators installed in the Basement or Second Floor. Some of the radiators where not connected to the hydronic heating pipes. A thermostat located on the Ground floor controls the hydronic boiler.

Recommendations: It is recommended to investigate the boiler loop piping further. Upon a visual inspection, it appears that the hydronic heating system was modified recently but not completed, as there is evidence of temporary connections to the system. A licensed Heating Contractor should be retained to modify and correct the hydronic heating piping where required.

Associated Pictures: 77 to 81

Domestic Hot Water Heating System

Item Description: A gas-fired domestic hot water heater supplies hot water to the building's plumbing fixtures.

Findings: The domestic hot water heater is a Rheem Ruud, Model No.: RP150, Capacity = 40 US Gallons, Input = 36 MBH. This domestic hot water heater serves one (1) Washroom in the Basement and two (2) Washrooms on the Ground Floor. If the use changes and a greater hot water demand is required, a larger tank maybe required.

Recommendations: It is recommended that a licensed Heating Contractor be retained to ensure the correct and safe operation of the domestic hot water heater.

Associated Pictures: 82

Sprinkler System

Item Description: Sprinkler system serving the building.

Findings: A four (4) inch sprinkler line enters the building at the South-West corner of the building. The sprinkler system serves sprinkler heads found throughout the Basement, Ground floor, Second Floor and under the exterior overhang. According to Mr. Monty Cummings, the building is not equipped with a dedicated fire protection water line from the street. Instead, a fire truck connection is found outside at the front of the building to allow for fire fighters to connect their pumper trucks in order to supply water to the system. According to the "Train Station Work Summary" document received, the sprinkler system is both water & glycol.

Recommendations: It is recommended to consult a fire protection engineer to conduit a further review of the sprinkler requirements as required by the Ontario Building Code, NFPA and authority having jurisdiction.

Associated Pictures: 83 to 87

Sewage Pump

Item Description: A sewage grinder pump, located under the Basement Stairs.

Findings: The sewage grinder pump appears to have been installed in the last few years.

Recommendations: Due to the fact that the building has not been occupied for the past few years, the sewage grinder pump should be manually cycled on and off to ensure longevity of the motor for future use. Also, if the building use changes to require a larger sanitary hydraulic load, a larger sewage grinder pump or two pumps connected in parallel may be required to satisfy the load. Consideration should be taken to also provide an alarm circuit in the event that the sewage grinder pump fails.

Associated Pictures: 88

Sump Pump

Item Description: Sump pump

Findings: According to Mr. Monty Cummings, the sump pump discharge piping runs from the building to the parking lot catch basin. According to the "Train Station Work Summary" document received, the scope of work that was proposed was as follows:

"Basemeent floor replaced. Weeping tiles installed from floor drains. New sump pit and grinder pump installed. (Drain for sump water extended to catch basin by Municipality)"

Recommendations: Due to the fact that the building has not been occupied for the past few years, the sump pump should be manually cycled on and off to ensure longevity of the motor for future use. Consideration should be taken to also provide an alarm circuit in the event that the sewage grinder pump fails.

Associated Pictures: N/A

Heat Recovery Ventilator

Item Description: Heat Recovery Ventilator (HRV)

Findings: An HRV appears to have been install in the last few years and provides general ventilation for the Basement. The two required vent pipes that need to terminate to the outside appear to have been inadequately installed and do not conform to the manufacturer's installation instructions. Also, the HRV is currently plugged into an extension cord and not permanently connect to a power source.

Currently, the Ground & Second Floor is not supplied fresh air in accordance with the latest edition of the Ontario Building Code. Typical, commercial buildings of similar size and use require fresh air to be supplied to all occupied spaces. The volume of fresh air is dependent on the number of occupants and floor area.

Recommendations: It is recommended that the two required vent pipes that terminate to the outside be rectified to ensure they be installed at least 18 inches above, or above the depth of expected snow accumulation. Also, all high and low voltage electrical wiring should be completed.

Consideration needs to be given to the fact that a ventilation system for the Ground and Second floor is required for this building to be occupied. Further investigation into final fresh air capacities is required.

Associated Pictures: 89 to 94

Basement Washroom

Item Description: Basement Washroom

Findings: Basement Washroom consists of one (1) flush valve water closet and one (1) lavatory. No exhaust system has been supplied to serve the Basement Washroom.

Recommendations: It is recommended to install a dedicated Basement Washroom Exhaust system.

Associated Pictures: 95 and 96

Ground Floor (Larger) Washroom

Item Description: Ground Floor (Larger) Washroom

Findings: Ground Floor (Larger) Washroom consists of two (2) flush valve water closets, one (1) rough-in for a lavatory and one (1) floor drain. No exhaust system has been supplied to serve this Washroom. The plumbing fixtures that are installed appear to be in good condition.

Recommendations: It is recommended to install a Ground Floor Washroom Exhaust system. Also, all plumbing fixtures that have not been installed should be installed in order to complete the work.

Associated Pictures: 97 to 99

Ground Floor (Smaller) Washroom

Item Description: Ground Floor (Smaller) Washroom

Findings: Ground Floor (Smaller) Washroom consists of one (1) flush valve water closets, one (1) rough-in for a lavatory and one (1) floor drain. No exhaust system has been supplied to serve this Washroom. The plumbing fixtures installed appear to be in good condition.

Recommendations: It is recommended to install a dedicated Ground Floor Washroom Exhaust system.

Associated Pictures: 100 and 101

Air Conditioning System

Item Description: Air Conditioning System

Findings: A 5 ton air conditioning system serves the Ground and Second Floor. According to Mr. Monty Cummings, an air handler is installed within the Attic space, distributing cool, conditioned air to the high ceiling supply air diffusers. Access to the Attic was not available at the time of the site visit.

If the building use changes, addition air conditioning may be required. This would be dependent on the type of use and number of occupants within the building at the same time.

Recommendations: It is recommended to retain a mechanical contractor to ensure the correct and safe operation of the existing air conditioning system.

Consideration should be given to whether additional air conditioning would be required in the future. Space and electrical requirements should play a significate factor to this decision.

Associated Pictures: 102 to 104

DISCLAIMER

This report was prepared for the sole use of The Municipality of Temagami Third party use of the information contained in this report is not permitted without prior written authorization from Ben Engineering, Inc. Any use or reliance on the information contained in this report by a third party is the sole responsibility of such third party. Ben Engineering, Inc. and/or it engineers, accept no responsibility or liability resulting from the use of the information contained in this report. The scope of this assessment is based on ASTM E-2018-08 standard, excluding costs estimation, and is limited to a review of available background information, a site visit, and interview with the persons familiar with the site. It is also noted that no sampling or analyses of any materials was carried out as part of this assessment. The results of this assessment must be viewed with regards to the limited scope of work conducted.

SUMMARY

The purpose of this assessment is to provide a general overview of the condition of the structures, interior and exterior finishes of the buildings, and the systems. This assessment is subject to the limitations and the scope of work as described before, and is based on visual inspection of the readily and safely accessible areas of the building, as seen at the time of the site visit and information provided by the persons who are familiar with the property. It is not an inventory report, and other deficiencies that are not mentioned in this report should be expected. The reader should be aware that future maintenance costs for the building could be higher than expected.

The subject property is a former train station, which was in service between 1902 and 2013. It is developed with a heritage two-storey plus basement building. The building is currently vacant. The construction materials include cast-in-place concrete basement, including the floor, walls and ceiling, stone masonry exterior walls and a sloped wooden roof with asphalt shingles. The interior second floor is constructed of wood, supported by steel columns.

The building was last renovated in 2005. Overall, the condition of the interior, exterior and building systems is in fair to good condition; however, depending on the future uses of the building, some changes and improvements should be conducted in order to meet Code requirements, general improvements, and to maintain wear elements. These include replacing the windows to improve the thermal insulation of the building, exterior painting of some of the elements, improving the ventilation in the basement, modifying the stairs between the first and second floors. Depending of the future use of the building, additional modifications may be required, including activating the hydraulic elevator and modifying the washrooms on the first floor.

The electrical and mechanical systems appear to be in fair condition. However, it is recommended to perform the necessary work to rectify all deficiencies noted in this report. Depending on the future uses of the building, many of the existing electrical and mechanical systems may need to be upgraded. These include upgrading to a larger electrical service and installing a new ventilation system. Considerations should be made to the available services to the building and whether upgrades are possible.

Unless explicitly specified, this assessment does not address any environmental, fire code compliance, or safety issues.

The Building and Site part of this assessment was prepared by:

Yosi Ben Horin, P.Eng.

The Mechanical and Electrical part of this assessment was prepared by:

Peter Trifonidis, P.Eng.