

April 18, 2012

Attention: Brigitt Johnson

Proposal for the foundation reconstruction and basement addition of the Vernon Community Music School

The goal of this proposal is to come as close as possible to meeting the future needs of the music school, to ensure this wonderful heritage building is resting on a solid foundation and supporting structure for the remainder of its expected lifespan and to achieve all this in an affordable manner.

I believe it is important as a heritage building to only replace that which needs replacement and repair or upgrade the areas that don't have to be replaced. The most important part of this proposal is of course the basement.

The existing concrete foundation has some cracks but is in surprisingly good condition considering its age and being located on East Hill.

This indicates the clay underneath is relatively stable and in my opinion this foundation does not have to be replaced.

Instead I am recommending we work with what has already worked for a hundred years and add a second, engineered concrete foundation wall on the inside and attached to the original foundation to Bourcett Engineering's specifications.

I will be using a similar type of repair I developed with Bourcett Engineering last summer and used very successfully on an apartment building whose foundation wall was failing and on a smaller foundation repair last month.

Bourcett Engineering will be the structural engineers and Horizon Geotec will be the geotechnical engineers for this project if Evans Construction is chosen as the General Contractor.

Although I have been told that the basement has not experienced any water problems I will be treating the existing foundation against water penetration.

Because of my conversation with Brigitt I have included the addition of over 400 sq. ft. floor area to the basement.

The main floor room on the east side that sits over a crawlspace will now have a full basement beneath it, plus the room and veranda that sits over a crawlspace on the west side will also have a full basement. There will also be a new basement entrance with wheelchair access on the west side.

The entire basement will have new concrete walls and a new concrete floor with a headroom of slightly more than the existing 8'-0".

The existing beams will receive a massive upgrade by adding engineered beams to them and the current 8x8 wood posts will be replaced with engineered adjustable steel columns.

This will open up the basement allowing for a much more flexible floor plan.

There will also be some minor floor joist upgrades and leveling for the main floor.

The existing exterior stonework from the old crawlspace foundation will be reused for the new 8' basement foundation wall that replaces it.

These are the items that could not be included in this proposal without further consultation with Brigitt.

- The low hanging pipes in the basement should be replaced before the basement is developed and because of the age of much of the plumbing most or all of the plumbing in the basement should be replaced at this time.
- The perimeter of the new basement will require studding, insulation and vapor barrier. This would also be a good time to frame in some additional walls for rooms or storage.
- Changing the existing basement stairs so that they meet building code will require a small main floor renovation.
- This is the time to consider an under slab rough in for a future bathroom in the basement.
- All of the exterior decking, railings and the floor joist beneath the front veranda require replacement. The veranda deck on the west side over the new basement area will need to be waterproofed as well, it is more efficient to do this at the same time the rest of the decks are redone but can be done seperately.
- There may be other repairs required to the decks structure or supporting footings, This will also require an additional detailed inspection and perhaps a partial removal of the front deck to inspect the underlying supports.
- And of course new paint will be required for at least some of the exterior woodwork.

The main structure of the front veranda including the large columns appear to be in good condition and should'nt require replacement.

The cost of this additional work could be roughly \$35,000 - \$50,000 but will require consultation and further investigation to provide a more accurate estimate. A portion of the extra work can be estimated if desired and can be completed while the rest of the project is in progress.

This project is expected to take 9 - 12 weeks depending on any extra's and I still have time to schedule it this summer starting right after the June 8th fair with a completion before the labour day weekend.
A 2 year warranty is included and I carry a \$2 million liability insurance for this type of work plus I will be taking out an additional policy for this project.

My estimate is \$119,600 plus 12% hst

This estimate is valid for 6 months

I have considerable experience with this type of work and developing cost effective solutions for foundation and structural problems. I have replaced or repaired many foundations in this area and I believe I'm the only contractor in the Vernon region who has successfully replaced entire basements without raising the building.

I have completed several structural upgrades to buildings for the Regional District of the North Okanagan.

I am also a contributing contractor on the Official Mike Holmes Forums.

On these forums I offer expert advice to homeowners across Canada and the United States on the topics of "Foundations and Basements" and "Framing and Structure". You can check out my posts by searching "Mike Holmes Forums" or access it through the Holmes on Homes and Holmes Inspection website.

You can find my posts by searching my name GaryEvans

Thank you for your consideration

Gary Evans