



Surplus Property for Sale

38 La Verendrye Crescent, Marathon

Minimum Bid Amount – \$100,000.00

Note: Property requires extensive repairs

Contact

Chuck Verbo – treasurer@marathon.ca

The Corporation of the
TOWN OF MARATHON

P.O. Box "TM" 4 Hemlo Drive
Marathon, ON P0T 2E0

Email: treasure@marathon.ca
Website: www.marathon.ca



Sale of Land by Public Tender

TAKE NOTICE that tenders are invited for the purchase of lands described below.

Description of Lands

No.	Roll Number	Address	PIN	Tender No.
1	5859 000 007 11700	38 La Verendrye Crescent	62448-0999	2024-01SP

This sale is governed by By-Law 1617 Sale of Land owned by the Municipality.

Tenders MUST BE submitted on the prescribed form of tender and must be accompanied by a deposit in the form of a bank draft or cheque certified by a bank or trust corporation, payable to the Town of Marathon and representing at least 20 percent of the tender amount. **Tenders MUST BE submitted** in sealed envelopes addressed to the Town of Marathon and clearly marked "Tender for Surplus Land" and must include the **tender number** on the envelope.

The minimum bid is \$100,000

Surplus land is sold "as is, where is".

Information regarding the zoning designation can be found in the tender package and can also be obtained from the Municipal website.

The successful purchaser shall be responsible for his/her legal fees incurred or required to purchase the property. This sale may be subject to Harmonized Sales Tax (H.S.T.) and such H.S.T. shall be in addition to and not included in the tender amount purchase price. H.S.T. shall be collected and remitted in accordance with applicable legislation.

The Town will return the deposits to unsuccessful bidders.

Tender packages can be found on our website at www.marathon.ca and www.surplusproperty.ca. For further information regarding this sale and a copy of the Prescribed Form of Tender, contact by email only:

Chuck Verbo, Treasurer
Town of Marathon
P.O. Box "TM" 4 Hemlo Drive
Marathon, ON P0T 2E0
treasurer@marathon.ca

The Corporation of the
TOWN OF MARATHON

P.O. Box "TM" 4 Hemlo Drive
Marathon, ON P0T 2E0



Email: treasure@marathon.ca
Website: www.marathon.ca

Tender to Purchase Surplus Land

To: Chuck Verbo, Tresurer
Address:
Town of Marathon
P.O. Box "TM" 4 Hemlo Drive
Marathon, ON P0T 2E0

Re: Sale of Surplus Land

Tender Number	Property Address	Property Roll No.	Property PIN
2024-01SP	38 La Verendrye Crescent	5859 000 007 11700	62448-0999

- I/We hereby tender to purchase the land described above, for the amount of \$_____, plus, the H.S.T., if applicable, in accordance with the terms and conditions of the By-Law 1617 Sale of Land owned by the Municipality. I/We acknowledge that the tender must be at least \$100,000 (one hundred thousand dollars)
- Enclosed is a deposit in the form of a certified cheque; bank draft or money order for the sum of \$_____ in favour of the Town of Marathon representing twenty (20) percent or more of the tendered amount.
- The tenderer shall be responsible for all costs incurred or required to acquire this property.
- I/We understand that the highest, or any tender, may not necessarily be accepted.

Dated this _____ day of _____, 20____.

Name of Tenderer	Name of Tenderer
Signature of Tenderer	Signature of Tenderer
Address of Tenderer (including email contact)	Address of Tenderer (including email contact)
Telephone Number	Telephone Number



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Where municipalities sell properties

Property Information

Municipality	Town of Marathon
File Number	2024-01SP
Roll Number	5859 000 007 11700
Price that you want for the property	\$100,000
Type of property	Residential Home
Municipal Address	38 La Verendrye Crescent
Nearest major intersection	La Verendrye & Hemlo
Property Identification Number	62448-0999
Brief legal description	Lot 117 Plan 55M466 PIC; S/T LT196888
Annual Taxes	\$4,000
Assessed value	\$133,000 (2016 CVA)
Approximate property size	0.22 acres; frontage 75.46 sf; depth 126.99 sf
Is the property accessible by a public or private road or a right-of-way?	On a public street (La Verendrye Crescent)
Is there a house on the property?	Yes – multi-story wood/steel frame with brick veneer and stucco constructed in 1988 with a two-door attached garage. Three bedrooms, one bathroom. Building exterior square footage – 1712 sf
Zoning	R1 - Residential
With the existing zoning, is it possible to obtain a building permit?	Yes – a building permit will be required for the restoration work required.
Is it possible to have the property re-zoned?	No
Additional information:	Used by the municipality to house locum doctors. Foundation work is required. Engineering report is available – Property requires extensive repairs.
Contact:	Chuck Verbo - treasurer@marathon.ca

Photos are provided as a courtesy only and the Municipality makes no warranties as to the accuracy of this information



Photo Date: 2022. NOT A PLAN OF SURVEY. Image © First Base Solutions Inc. & Teranet 2024. Boundary may not line up with aerial photo.

PROJECT:

**Doctors Residence
38 Laverendrye Crescent
Marathon Ontario**

Moisture Penetration Report



PREPARED FOR:



Town of Marathon
4 Hemlo Drive
Marathon, ON P0T 2E0

PREPARED BY:

Critchley Hill Architecture Inc.
123 McIntyre Street W
North Bay, Ontario, B1B 2Y5

Submitted: September 20, 2023

INTRODUCTION

Critchley Hill Architecture Inc (CHAI) has been retained by the Town of Marathon to provide architectural services to complete a building condition report on Doctors Residence located at 38 Laverendrye Crescent, Marathon Ontario.

The house was constructed with a pressure treated wood foundation in the early 1980's. The house was of wood frame construction with a stucco and brick masonry veneer finish. The residence is a side split design, with a two (2) car garage. The residence was just recently resided with vinyl siding.

As requested by the Town of Marathon we attended the site and observed the following foundation and above grade exterior wall conditions:

Foundation Walls: Approximately 30 feet of the top of the pressure treated foundation walls along the back and right side of the residence was opened up on the inside of the building from the concrete floor slab to the underside of the floor joist above.

- The sill plates at the concrete floor slab in various locations are rotted out along with the bottoms of the wood studs.
- It is noted that the wood plates have a damp sand back fill below the wood plates.

Exterior Wall Foundation Wall below grade: The municipality exposed the exterior side of the foundation walls.

- The foundation wall is constructed with evenly spaced wood studs.
- The exterior grade slopes towards the house directing water to the foundation wall.
- The exterior sheathing appears to extend to a depth of approximately 16" and in various locations is rotted.
- The wood studding also appears to not be protected. There is sand and gravel backfill material between the wood studs of the foundation walls.
- All the above are non-compliant building code issues.

Foundation Wall Remediation:

- Temporary support upper floor, roof, and wall framing.
- Cut back existing interior concrete floor slab.

- Remove damaged foundation construction as required.
- Provide new concrete footings, block masonry or concrete foundation wall, and perimeter building insulation.
- Provide weeping tile where require.
- Backfill exterior of building and slope grade away from building.
- Backfill interior of building and pour new concrete floor slabs as required.





Upper Exterior Walls: The upper exterior wall was exposed from the interior side and the following conditions were found:

- The Insulation was removed to expose the wood stud framing. There was evidence of areas of rotting, water penetration staining, and in some areas mould was present.
- There are areas of the exterior plywood sheathing rotting.
- It was observed that the exterior window aluminium sill cladding on the wood frames is open and allowing moisture to enter the windowsill and possibly into the wall structure.
- The upper walls are vinyl siding over a damaged stucco wall finish. The vinyl siding seems to be contributing to moisture penetration in the wall structure.

Upper Wall Remediation:

- Remove exterior vinyl siding in all locations.
- Remove exterior stucco finish in all locations.
- Examine and remove all damaged wall sheathing.
- Remove all rotten wood studs and replace with new wood studs.
- Remove all areas of mould.
- Remove and replace all windows.
- Replace all wall insulation and vapour barrier.
- Replace all interior wall finishes, baseboards, window trims, and paint as required.







2.0 COST ESTIMATES

Due to the unknown areas of the existing foundation being of pressure treated wood construction which has an estimated life expectancy of 50 years, and the building is approximately 40 years of age at this time. The partial remedial repair will be \$200,000.00 +/-.

A detailed breakdown cost estimate for the recommended upgrades is shown below:

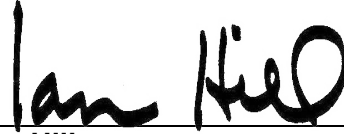
<u>Foundation Remediation</u>	
Replace foundation	\$ 200,000.00
<u>Exterior Wall Remediation</u>	
Remove exterior stucco finish in all locations.	\$ 3,000.00
Examine and remove all damaged wall sheathing.	\$ 1,000.00
Remove all rotten wood studs and replace with new wood studs.	\$ 1,500.00
Remove all areas of mould.	\$ 2,000.00
Remove and replace selected windows.	\$ 15,000.00
Replace all wall insulation and vapour barrier.	\$ 1,000.00
Replace all interior wall finishes, baseboards, window trims, and paint as required.	\$ 3,000.00
Removal / Reinstall existing electrical fixtures equipment	\$ 4,500.00
Sub Total	\$ 231,000.00
General Conditions	\$ 20,000.00
Permits/Bonds/Insurance (\$19/1000)	\$ 4,389.00
Supervision & Administration at 10%	\$ 23,100.00
Contractor O H & P at 15%	\$ 34,650.00
Total Construction Cost Estimate	\$ 313,139.00

3.0 CONCLUSION

We trust the enclosed report is acceptable and satisfactory as you plan the needed upgrades and renovations to your existing facility. Should you have any questions, comments or require any additional information, please do not hesitate to contact our office.



Allan Evans, MATTO
Report By



Ian Hill, B. Arch, OAA
Checked By