

## Meghan Townsend

**From:** Carley Dixon <Carley.Dixon@rjburnside.com>  
**Sent:** February 6, 2025 3:43 PM  
**To:** Meghan Townsend  
**Subject:** Follow up re: Grand Valley Medical Centre  
**Attachments:** 057760.0001\_Grand Valley Medical Dental Centre - Structural Review.pdf

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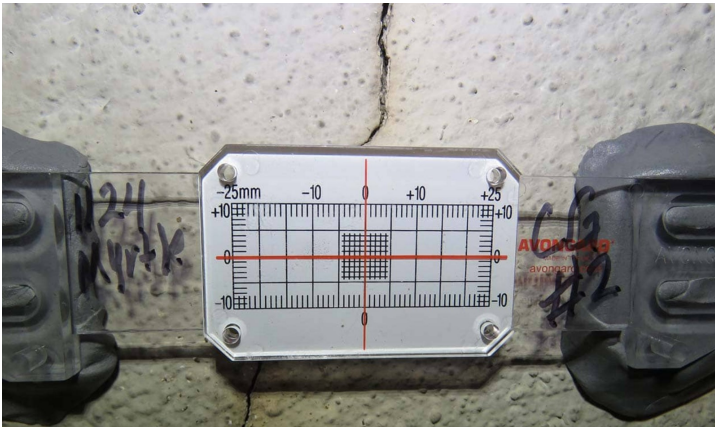
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Hi Meghan,

If you recall, the attach memo had the recommendation below, and you had asked at the beginning of the year what monitoring would be recommended or how the Town would do it.

- Based on our observations, the cause of the cracks is unclear. Our observations indicate minimal differential movement across the cracks. We recommend implementing a documented monitoring program to monitor the cracks for further movement. If no further movement is observed, appropriate repairs can be specified. If further movement is observed, additional investigation may be required to identify the underlying cause.

I asked our structural group, and they said that to monitor it, they would recommend installing a few simple crack gauges across the cracks and set up a regular review program to track progress on a regular basis. A simple crack gauge looks like this below.



The gauge has 2 parts; one installed on each side of the crack. One part includes the grid, the other includes the red cross hairs. If there is movement and the crack geometry changes, you can measure the amount of change based on the movement of the crosshairs relative to the grid.

We recommend monitoring the cracks in the walls as follows:

- Install crack gauges by February 15
- Number each gauge so it can be identified in photos
- Take baseline photos of each crack gauge and photos showing the overall face of the wall so that new cracks can be identified. These photos should be digitally filed and labelled for future reference.
- Monitor for movement by taking photos of each gauge and photos showing the overall face of the wall. These photos should be digitally filed and labelled for future reference. These photos should be collected on the following schedule:
  - Bi-weekly until May 1, 2025

- Monthly until October 1, 2025
- Bi-weekly until May 1, 2026

At this point Burnside can review the collected photos for evidence of further movement and/or formation of new cracks. Based on this, a recommendation can be made on whether to extend the monitoring program, repair the wall or a different course of action.

Burnside could also complete the site visits as described above if desired. Let me know how we can help, or if you need us.

We used a similar gauge to monitor a crack in the bridge years ago, but not a regular occurrence for us.

There looks to be some cheap gauges on Amazon that will likely do the job.

[https://www.amazon.ca/Monitor%EF%BC%8C-Monitor-Instrument-Monitoring-Deformation/dp/B0BR5M6SPK?source=ps-sl-shoppingads-lpcontext&ref\\_=fplfs&smid=A3F0GY6QNA5QZ&th=1](https://www.amazon.ca/Monitor%EF%BC%8C-Monitor-Instrument-Monitoring-Deformation/dp/B0BR5M6SPK?source=ps-sl-shoppingads-lpcontext&ref_=fplfs&smid=A3F0GY6QNA5QZ&th=1)

or their looks to be potentially higher quality version at other locations at a higher cost.

<https://www.grainger.ca/en/product/CONCRETE-CRACK-GAUGE-STANDARD/p/WWG38YZ65>

Happy to put you in touch with Mark Kabbes [Mark.Kabbes@rjburnside.com](mailto:Mark.Kabbes@rjburnside.com) (226-486-1563) of our structural group as well.



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