



# SIoux LOOKOUT

## Hub of the North

The Corporation of the  
Municipality of Sioux Lookout

25 Fifth Avenue, P.O. Box 158

Sioux Lookout, Ontario • P8T 1A4  
Telephone: (807) 737-2700

### Development Services Department

#### Request for Quote – Q010-2026

#### Sioux Lookout Train Station Exterior Painting and Stucco Repairs

Date: June 8 2026

Dear Sir/Madam,

#### Re: Request for Quote – Q010-2026 Sioux Lookout Train Station Exterior Painting and Stucco Repairs

This notice is to inform you that the Municipality of Sioux Lookout is seeking quotes for the repair and repainting of exterior surfaces at the Sioux Lookout Train Station.

The station is located at 53 Front Street, Sioux Lookout, Ontario.

The building is a historic railway station originally constructed in 1911 and recognized under Ontario Heritage Act. Contractors must be aware that work must uphold the existing heritage character of the building, including existing timber detailing, stucco surfaces, and architectural features.

#### Scope of Work

The Contractor shall provide all labour, materials, equipment, and supervision required to complete the following work.

#### Exterior Painting

- Prepare and repaint exterior wood trim and other painted surfaces where paint is peeling or deteriorating.
- Particular attention should be given to the south elevation, where wood trim is currently peeling and deteriorating.
- Surface preparation shall include:
  - Scraping loose or failing paint
  - Sanding and preparing surfaces
  - Priming as required
  - Application of exterior paint suitable for northern climate conditions
  - Paint colour and finish must match or closely replicate the existing colours, unless otherwise directed by the Municipality.

## **Stucco Repairs**

- Inspect and repair damaged stucco areas on the building exterior.
- Repairs may include:
  - Removal of loose or deteriorated stucco
  - Surface preparation
  - Patching and restoration of stucco finishes to match the existing texture and appearance
  - Repaired areas must blend with the existing stucco as closely as possible.

## **Additional Repairs (Contingency Work)**

During surface preparation, additional deterioration of wood trim, timbers, or architectural elements may be discovered.

The contractor shall:

- Provide an hourly labour rate for the repair or replacement of damaged or rotten wood components, including trim, fascia, decorative timbers, and other exterior wood elements.
- The hourly rate shall include labour, supervision, and standard tools, with materials billed separately where required.
- Contractors are encouraged to provide separate hourly rates for carpenter and labourer/helper, if applicable.
- No additional repair work shall proceed without prior authorization from the Municipality.
- Replacement materials must match the existing size, profile, and appearance of original elements in order to maintain the heritage character of the building.

## **Project Schedule**

- Contractors must ensure that the project can be completed no later than September 30, 2026.
- Work scheduling should account for weather conditions, surface preparation requirements, and coordination with railway operations where applicable.

## **General Work**

The contractor shall:

- Provide all required scaffolding, lifts, and access equipment.
- Protect existing windows, doors, and architectural elements during the work.
- Protect surrounding areas from paint overspray, debris, and falling materials.

- Remove and properly dispose of all construction debris.
- Leave the site in a clean and safe condition upon completion.

### **Heritage Considerations**

The Sioux Lookout Heritage Railway Station is a historic railway station built in 1911, with exterior architectural features including stucco cladding and timber detailing.

Contractors must ensure that:

- All work maintains the heritage character and architectural integrity of the building.
- Replacement materials and finishes match the existing materials and appearance as closely as possible.
- No historic architectural elements are removed or altered without approval from the Municipality.

#### Heritage Paint Colour Approval

- Exterior paint colours must match the existing colour scheme unless otherwise directed by the Municipality.
- Contractors must submit paint product specifications and colour samples to the Municipality for approval prior to application.
- Final colour selection will be confirmed by the Municipality to ensure compatibility with the historic appearance of the building.

Experience working on heritage or historic buildings is considered an asset.

### **CN Rail Coordination**

The south elevation of the building faces the railway tracks.

Contractors must be aware that:

- Work along the track-side elevation may require coordination or authorization from CN Rail.
- Contractors must follow all railway safety requirements when working near railway infrastructure.
- The Municipality will assist with coordination where required; however, contractors must account for potential access restrictions and safety requirements associated with the railway corridor. Written authorization from CN must be supplied by the successful proponent.

## **Site Visit**

A site visit is recommended for all contractors prior to submitting a quote to review the condition of the building and determine the full extent of the required work.

Please arrange a site inspection with the undersigned.

## **Attachments**

- Photographs identifying areas requiring painting and stucco repair
- Building elevation sketches

## **Contractor Requirements**

The contractor must:

- Have up-to-date liability insurance
- Be WSIB compliant.
- Follow all Occupational Health and Safety Act requirements.
- Ensure safe work practices when working at height and near railway infrastructure.

## **Submission Requirements**

Quotes must include:

- Total project cost.
- Cost breakdown for painting and stucco repair work.
- Hourly labour rates for additional timber or trim repairs as described above.
- Confirmation that the project can be completed before September 30, 2026.
- Estimated project timeline, including start and completion dates.
- Description of materials and paint products to be used.
- References from similar exterior restoration or heritage-related projects.
- Proof of liability insurance and WSIB clearance
- Quotes must be submitted either in electronic format (PDF) or as a typed printed copy.

**General Conditions:**

This Request for Quote (RFQ) creates no obligation on the part of the Municipality to award a contract. The Municipality reserves the right to accept or reject any and all quotes, in whole or in part, and to negotiate in any manner deemed appropriate to best serve the interests of the Municipality.

The lowest or any quote will not necessarily be accepted. The Municipality reserves the right to waive irregularities and informalities and to award the contract in its sole discretion.

**Submission Deadline**

You may forward your written quote clearly marked:

**“Quote for Q010-2026 Sioux Lookout Train Station Exterior Painting and Stucco Repairs”**

By June 29<sup>th</sup> 2026 to:

Andrew Culham  
Development Services Department  
Municipality of Sioux Lookout  
PO Box 158, 25 Fifth Avenue  
Sioux Lookout ON P8T 1A4

Fax: 807-737-3436

Email: [aculham@siouxlookout.ca](mailto:aculham@siouxlookout.ca)

Thank you for your interest, and we look forward to receiving your quote.

Sincerely,

The Corporation of the Municipality of Sioux Lookout

Andrew Culham  
Building and Property Compliance Supervisor