



Old Town Hall Committee Agenda

March 7, 2024

9:00 am

Municipal Office Board Room
22413 Hoskins Line

Pages

1. **Call to Order**

2. **Adoption of Agenda**

That the Old Town Hall Committee hereby adopt the agenda of March 7, 2024 as presented.

3. **Disclosure of Pecuniary Interest**

4. **Adoption of Minutes**

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That the Old Town Hall Committee hereby adopt the minutes of December 14, 2023 as presented.

5. **Business Arising from Minutes**

6. **Reports**

6.1 **Report from Spriets**

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7. **Other Items Requiring Discussion**

7.1 **Request for Additional Members**

7.2 **Grant Timeline**

8. **Adjournment**

That the Old Town Hall Committee hereby adjourn at _____pm, to meet again at _____pm on _____, or at the call of the Chair.



Old Town Hall Committee Minutes

Date: December 14, 2023

Time: 3:00 pm

1. Call to Order

Recording Secretary to call the meeting to order at 3:02pm.

2. Adoption of Agenda

Moved By Devin Pearson

Seconded By Taraesa Tellier

That the agenda for December 14, 2023 be adopted as presented.

Carried

3. Disclosure of Pecuniary Interest

None.

4. Adoption of Minutes

Moved By Taraesa Tellier

Seconded By Devin Pearson

That the minutes of the Old Town Hall Committee, November 22, 2023, be adopted as presented.

Carried

5. Business Arising from Minutes

None

6. New Business

- Library Agreement
- Funding (Federal, Provincial & Municipal)
- Grants
- Demolition of Old/Back part of the building

7. Adjournment

Moved By Mona Blain

Seconded By Devin Pearson

That the Old Town Hall Committee adjourn at 3:43 m, to meet again at the Call of the Chair.

Carried

Project: 224042
Date: February 27th, 2024
Re: Rodney Old Town Hall
Two-bay firehall rear addition - demolition assessment
Attn: Lee Gosnell, Manager of Operations & Community Services
Municipality of West Elgin



**SPRIET
ASSOCIATES**
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1. INTRODUCTION

1.1 SCOPE OF WORK

Spriet Associates was retained by Mr. Lee Gosnell, Manager of Operations & Community Services with Municipality of West Elgin to complete a structural review of the two-bay firehall rear addition at the Rodney Old Town Hall in order to assess if this addition to the original building can be demolished. The building is located at 217 Furnival Road, in Rodney, ON.

The inspection was conducted by Spriet Associates on February 13th, 2024. Existing drawings were not available for review.

1.2 LIMITATIONS

In accordance with the scope of work, no physical or destructive testing, or extensive design calculations were undertaken. The conclusions of the report were drawn based on the visual examination of the elements that were exposed to view. All deficiencies were attempted to be identified for the purpose of the Structural Inspection report, however, in accordance with standard industry practice, Spriet Associates does not accept liability for problems associated with deficiencies not noted. Outstanding deficiencies from the building inspector or other authorities having jurisdiction over the building and its site were not reported by the site representative.

Additional information provided by the site representative and personnel involved in past maintenance of the building was assumed to be correct and was also used by Spriet Associates to develop the conclusions of the report.

2. OBSERVATIONS AND COMMENTS

2.1 GENERAL

The Rodney Old Town Hall was a rectangular two-storey original brick building constructed prior to 1916. An older addition featuring the front two storey section facing Furnival Road along with the two storey single bay firehall located on the South side was reportedly built in 1930-1931. A single storey newer addition is located at the rear, with the construction date unknown, was used as two-bay firehall.

The intention of the owner (Municipality of West Elgin) is to demolish the rear two-bay newer addition demolished while preserving the original building and the older addition.

At the current time the building is vacant.

2.1 OBSERVATIONS

The newer addition feature concrete block masonry walls on three sides (South, North and East) and on the West side it's adjoining the original building.

Interior ceiling finishes are still in place with only localized removal undertaken during the inspection.

The flat roof of this addition is supported by wood joists oriented East-West. An interior steel beam oriented North-South is used to support the joists at center of the addition. On East side, the joists are supported by the exterior concrete block wall of the addition. On the West side, the joists are supported by the existing brick wall of the original building. An up-turned heavy steel angle, complete with a wood nailer for joists support is attached to the existing brick wall and carries the joists.

Where the newer concrete block masonry walls abut into the older brick exterior walls the masonry is not toothed in into the existing, only a construction joint is provided.

3. CONCLUSIONS

It appears that the structure of the newer addition is independent from the original building and by removing the roof framing and walls will not have a negative impact on the existing structure. Therefore the newer 2-bay rear firehall addition can be demolished.

4. RECOMMENDATIONS

An experienced demolition contractor is to be retained. A final pre-demolition inspection after all the ceiling finishes are removed and a meeting with the demolition contractor on site are required.

Removal of the existing wood joists is to be completed with great care, especially on the West side in order not to disturb the attachment of the heavy steel angle to the existing brick wall and avoid damage to the existing brick wall. It is not permitted to 'rip' the angle from the wall, but instead careful dismantling is required.

Where removal of existing framing, roof, flashings and walls etc would create a penetration point for water through the building envelope of the remaining part of the building, the contractor shall provide temporary waterproofing until final sealing and reconstruction of these areas is completed.

5. CLOSURE

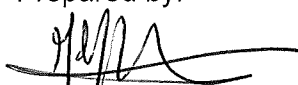
In accordance with the scope of work, physical or destructive testing, or design calculations were not undertaken. Consequently, the findings are limited to the extent that the assessment could be made visually. Spriet Associates has attempted to identify all the structural deficiencies associated with this project. However, in accordance with standard industry practice, Spriet Associates does not accept liability for problems associated with deficiencies not noted.

This report was prepared by Spriet Associates for the exclusive use of Municipality of West Elgin in evaluating the implications of the demolition of the rear two-bay firehall at Rodney Old Town Hall, at the time of Spriet Associates' site visit. The investigation was conducted in general accordance with the scope of and generally accepted structural assessment practices. No other warranty, expressed or implied is made.

Spriet Associates will not be responsible for the use of this report by any third party, or reliance on or any decision to be made based on it without the prior written consent of Spriet associates. Spriet Associates does not accept any responsibility for damages, by any third party as a result of decisions or actions based on this report.

We trust this report addresses your current requirements.

Prepared by:


Alex Altenliu, P.Eng.



Dirk Koomans & Sons Limited

Demolition Contractors

353 Colborne St., Chatham, Ontario, N7M 5J4

Phone (519) 352-4389

info@koomansdemolition.com

www.koomansdemolition.com

Attention: Magda Badura

Email mbadura@westelgin.net

Phone 519-765-0560 Ext 221

Quotation To Do Work As Described Below:

Location and work to be done: demolish rear concrete block garage at 217 Furnival Rd., Rodney:

- (1) Demolish garage including floor and foundation wall 1' below grade. Cost \$13,500.00
- (2) Owner will need to support any part of the building to remain. It looks like the two storey rear section is supported by an I beam which might need to have a post put under it. We are not including this work. The other option could be to remove the entire rear two storey section of the building. Bricks could be salvaged to repair the remaining building. This would cost an additional \$7500.00 just for the demolition. Bricks could be cleaned and piled on pallets in our salvage yard for \$0.75 per brick, picked up in Chatham.
- (3) Owner must make arrangements to remove or cover any electrical wires near the garage.
- (4) **Contaminated and/or hazardous materials, chemicals, liquids, etc.:** owner's responsibility for identification, removal and disposal. Generally this could include asbestos containing products, lead, PCB's or mercury in electrical components, oil, chemicals, etc. Owner needs to get a Designated Substance Survey to determine whether there are any hazardous substances in the building. We recommend the following firm to obtain a Designated Substance Survey: Enspect, Wallaceburg, Eric Ruggles, Phone 519-328-1235, eruggles@enspec.ca
- (5) **Salvage materials:** become Koomans' property.
- (6) **Permit charges and arrangements:** owner's responsibility.
- (7) **HST** will be added to all costs.

Insurances provided by contractor: Workman's Compensation, and five million dollars liability, both under the demolition rates.

Payment due: upon demolition completion.

Quotation expires in 60 days.

John Koomans

Dirk Koomans & Sons Limited

Date: November 10, 2023

TRIKOR CONSTRUCTION DEMOLITION & SALVAGE

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HST (ON) Registration No.: 129223897RT0002

Estimate**ADDRESS**

MUNICIPALITY OF WEST ELGIN

ESTIMATE #	DATE	
1002	17/11/2023	

SERVICE	DESCRIPTION	TAX	QTY	RATE	AMOUNT
DEMOLITION	Complete demolition and removal of building including concrete and debris	H	1	15,000.00	15,000.00
CONSTRUCTION WORK	Outside wall to be studded and closed in	H	1	0.00	0.00

RE: Fire Hall, Rodney

SUBTOTAL

15,000.00

All salvage becomes property of Trikor

HST (ON) @ 13%

1,950.00

TOTAL

\$16,950.00**TAX SUMMARY**

RATE	TAX	NET
HST (ON) @ 13%	1,950.00	15,000.00

Accepted By

Accepted Date