



## Old Town Hall Committee Agenda

April 18, 2024

10:00 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 April 18, 2024, as presented.

**3. Disclosure of Pecuniary Interest**

**4. Adoption of Minutes**

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

**5. Business Arising from Minutes**

**6. New Business**

**6.1 Purpose of the Building and Committee intentions**

Deferred from March 7, 2024

**6.2 Roles and responsibilities of the Committee**

Committees provide Municipal Council with input about a wide variety of subjects through discussion, presentations and recommendations. Some committees also organize and participate in community events. Becoming a member of a Municipal Committee offers residents a unique chance to volunteer their highly valued skills, diversity and knowledge to strengthen our shared sense of community. *(Taken from Township of Cramahe "A Guide to Working with Council & Committees")*

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### **6.3 Expansion of the Committee**

#### **Membership Composition and Responsibilities** *(From Terms of Reference)*

The Committee will be composed of three (3) voting members, consisting of one (1) member of Council and two (2) members of the Public.

The Council shall appoint all Committee members by By-law and the term of appointment for public members shall be concurrent with the four-year term of Council, and members of Council appointed to the Committee shall be appointed annually.

### **6.4 Timelines**

#### **6.5 Update from Spriets**

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Structural Inspection Report, Spriets Associates, previously provided to the Committee on March 7, 2024.

#### **6.6 Quotes from Demolition**

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Demolition has not been confirmed or scheduled, as the 2024 Budget Deliberations have not been adopted by Council.

### **6.7 Townhall Public Meetings**

## **7. Other Items Requiring Discussion**

## **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: March 7, 2024

Time: 9:00 am

### 1. Call to Order

Secretary/Clerk Towstiuic called the meeting to order at 9:00am.

### 2. Adoption of Agenda

**Moved By** Taraesa Tellier

**Seconded By** Devin Pearson

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

**Carried**

### 3. Disclosure of Pecuniary Interest

None.

### 4. Adoption of Minutes

**Moved By** Devin Pearson

**Seconded By** Taraesa Tellier

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

**Carried**

### 5. Business Arising from Minutes

None.

### 6. Reports

#### 6.1 Report from Spriets

Report to be provided to Council to move forward with the demolition of the rear addition of the building only.

**7. Other Items Requiring Discussion**

**7.1 Request for Additional Members**

Discussion of adding additional members deferred to a further meeting.

**7.2 Grant Timeline**

Review of the grant approved in 2020, with a deadline for substantial completion by March 27, 2027.

**7.3 Purpose of the Building and Committee intentions**

Deferred to a future meeting when all members are in attendance.

**8. Adjournment**

**Moved By** Taraesa Tellier

**Seconded By** Devin Pearson

That the Old Town Hall Committee hereby adjourn at 9:36 am, to meet again at 1:00 pm on Thursday, April 10, 2024, or at the call of the Chair.

**Carried**



**SPRIET  
ASSOCIATES**  
ENGINEERS & ARCHITECTS  
155 York Street  
London, Ontario N6A 1A8  
Tel. (519) 672-4100  
Fax (519) 433-9351  
Email: mail@spriet.on.ca  
www.spriet.on.ca

**Project:** 224042  
**Date:** February 27<sup>th</sup>, 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

## 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 13<sup>th</sup>, 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

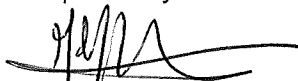
In accordance with the scope of work, physical or destructive testing, or design calculations were not undertaken. Consequently, the findings are limited to the extent that the assessment could be made visually. Spriet Associates has attempted to identify all the structural deficiencies associated with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

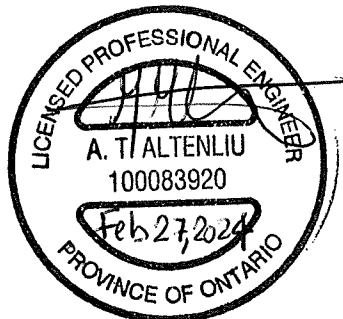
This report was prepared by Spriet Associates for the exclusive use of Municipality of West Elgin in evaluating the implications of the demolition of the rear two-bay firehall at Rodney Old Town Hall, at the time of Spriet Associates' site visit. The investigation was conducted in general accordance 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@westelqin.net](mailto:mbadura@westelqin.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](mailto: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**

99 PO Box 99  
 Wallacetown ON NOL 2MO  
 +1 5193192684  
 trikordemo@gmail.com  
 HST (ON) Registration No.: 129223897RT0002

**Estimate**

ADDRESS
MUNICIPALITY OF WEST ELGIN

ESTIMATE #	DATE
1002	17/11/2023

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

RE: Fire Hall, Rodney

All salvage becomes property of Trikor

SUBTOTAL	15,000.00
HST (ON) @ 13%	1,950.00
<b>TOTAL</b>	<b>\$16,950.00</b>

**TAX SUMMARY**

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

Accepted By

Accepted Date