



**Old Town Hall Committee
Agenda**

March 5, 2025

2:30 pm

Municipal Office Board Room

22413 Hoskins Line

Pages

1. Call to Order

Chair Tellier to call meeting to order.

2. Adoption of Agenda

That the Old Town Hall Committee hereby adopt the agenda of March 5, 2025, 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 February 18, 2025, as presented.

5. Business Arising from Minutes

6. Reports

6.1 Spriets Associates - Quotation for Structural Engineering and Cost Estimating Consultation Services

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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: February 18, 2025

Time: 2:30 pm

Present Taraesa Tellier, Chair
Norma McPhail
Amy Sousa
Philip Sousa
Malcolm Dilts
Ryan Statham

Regrets Angela Foreman-Bobier
Trin Hill

Staff Present Terri Towstiuć, Recording Secretary
Robin Greenall, Chief Administrative Officer

1. Facility Tour - Old Town Hall, Rodney

The Old Town Hall Committee members toured the Old Town Hall, Rodney, to obtain a full picture of the work required in the building and get a better sense of future plans.

2. Return to Municipal Office - Call to Order

Chair T. Tellier called the meeting to order at 3:21pm.

3. Adoption of Agenda

Moved By Malcolm Dilts

Seconded By Philip Sousa

That the Old Town Hall Committee hereby adopt the agenda of February 19, 2025, as presented.

Carried

4. Disclosure of Pecuniary Interest

None presented.

5. Adoption of Previous Meeting Minutes

Moved By Norma McPhail

Seconded By Amy Sousa

That the Old Town Hall Committee hereby adopt the minutes of July 23, 2024, as presented.

Carried

6. Round Table Discussion

The committee had a general round table discussion which included discussion regarding the grant secured in 2019 for the revitalization of the building, the option to move the Rodney library into the renovated building, additional grants for arts & culture. The committee also discussed the potential to deem the building heritage and the concept of a heritage committee. There have been significant cost changes since 2019, and a cost estimate has been requested from Spriet Associates, however it was not received prior to the February 18th meeting. The report will provide a cost breakdown of interior and exterior work required, and if the scope of work is being revised from the 2019 grant submission, a resubmission/update will likely be required.

The committee members discussed the potential options including commercial space, housing and arts and cultural space, however a proper cost assessment is required and would require Council approval. The project is in early infancy stages, and cost to operate the facility is unknown at this time, along with potential uses to remain revenue neutral or positive.

Staff will contact Spriet Associates to obtain the cost estimate for the next committee meeting.

7. 2024 Minutes - for Recap Purposes

8. Adjournment

That the Old Town Hall Committee hereby adjourn at 4:06 pm, to meet again at 2:30 pm on March 5, 2025, or at the call of the Chair.

Taraesa Tellier, Chair

Terri Towstiuic, Recording Secretary



**SPRIET
ASSOCIATES**
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Project: 225049
Date: February 18, 2025
Re: Rodney Town Hall Renovations
Quotation for Structural Engineering
and Cost Estimating Consultation Services
Attention: Lee Gosnell, CRS
Manager of Operations and Community Services

To Lee Gosnell & Team,

Thank you for reaching out regarding the Rodney Town Hall renovation project. We appreciate the opportunity to assist with this important initiative and recognize the significance of ensuring the building's future viability.

Based on your outlined scope of work, we are pleased to provide the following quotation:

Scope of Work & Fees:

- 1) **Building Integrity Inspection:** Thorough inspection of the Old Town Hall to assess structural integrity and required repairs.
 - a) Includes inspection, summarizing field notes and data.

\$3,360

- 2) **Updated Cost Estimate:** Review of the project description and an updated cost of completion based on the original design.
 - a) To be completed by sub-consultant – Ingersoll Associates. The estimate will be classified as a Class D, itemized estimate.

\$6,850

- 3) **Prioritization of Repairs:** Identification of critical repairs requiring immediate attention versus those that could be deferred pending additional funding.
 - a) Preliminary analysis of structural members in areas affected by future renovations.

\$3,360

4) **Final Report Preparation:** Written report summarizing findings, conclusions and recommendations for West Elgin Council.

\$3,360

Disbursements:

\$300

Total Fee (not including HST):

\$17,230

Municipality of West Elgin is required to provide designated staff to be present during the inspections to assist with exposing to view the main structural components (i.e removal of plaster, drywall, etc) and to provide access including an adequate ladder.

Considerations:

We understand that the scope outlined in this quotation will support your decision-making process for the project. If the project proceeds, we recommend that the Municipality undertake a schematic design exercise to re-evaluate the best approach based on the structural report and cost estimate findings.

Spriet Associates is available to assist with this next phase should the municipality deem it appropriate. Our fees for the schematic design exercise will be determined once the project scope is established based on the structural findings, available project funding, and your final direction.

If you should have any questions, please contact the undersigned.

Prepared:



Alex Altenliu, P.Eng