

# Future of the Town Hall - Discussion Paper

## History

The Mingenew Town Hall was built in 1959. It is one of the most contemporary buildings in Mingenew. Since 1959, it has been used by the community for a range of uses and functions including: regular dances, balls, cabarets, private and public dinners, wedding receptions, regional meetings for a range of community organisations, reparatory shows, sports celebrations, school concerts, weekly picture shows, traveling shows, Shire functions, fund raising events including quiz nights, art and craft displays an fashion parades, and Brownies, Girl Guides, Cubs and Scouts, and Junior Farmers, badminton, volleyball, dance and gymnastic classes and much more.

The Shire Hall is a fine building of its time in up-to-date Post World War Two contemporary architectural style. It informs the historic townscape of the modern period of design in Mingenew, together with the police station and courthouse.

The Hall is an integral element of the local government's presence in the town, representing the original Mingenew Agricultural Hall (1895 site, 1917), the former Roads Board building (1906), the Art Deco addition to the Agricultural Hall (1935), and the Shire Hall (1959), demonstrating the development and commitment over time, to the Mingenew community and district.

The Shire's Local Heritage Survey (LHS) categorizes the Hall as a Category 2 site being of 'considerable significance' with conservation considered 'highly desirable' upon recommendation from the Mingenew Historical Society.

## Background and Timeline

A timeline has been prepared, outlining actions taken by the Shire since 2016 in determining an outcome for the future of the Town Hall .

### January 2016

An Asbestos Inspection Report was prepared in January 2016 by LGIS, indicating the suspected presence of asbestos in the hall, in the following areas:

- Electrical Board at front box office
- Kitchen splash back
- Kitchen wall panel adjacent to sink
- Kitchen coving
- Kitchen sink lining
- Moldered wall paneling beneath projector room
- Projector room
- Electrical board in projector room
- Ceiling plaster and walls at rear of hall stage area
- Electrical Board behind stage
- Southern wall exterior
- West wall exterior
- Roof

### October 2016

The Shire called for Tenders in 2016/17 (RFT 2) for demolition of the Hall which included the removal of asbestos and demolition of the building. Any surplus funds were intended to be used to expand the Recreation Centre.

No tenders were accepted.

### January 2017

The Shire called for Tenders in 2016/17 (RFT 6) for refurbishment of the Hall and the scope at the time included:

- Sanding and painting of metal struts, doors, windows and frames
- Removal of asbestos (did not account for delivery to Meru) and replace with appropriate material – includes all external paneling and the interior ceiling in dressing room and projector room
- Replace wooden stairs and deck on exterior (western side) of building and stairway leading to projection mezzanine
- Repairs to structural crack on northern brick wall
- Removal and replacement of ceiling and cornices
- Interior painting
- Sanding and varnishing of wood paneling and floorboards
- Removal and replacement of damaged interior walls
- Renovate kitchen
- Lighting, electrical and plumbing needs separate
- Remove and replace roof

Council received 3 tender submissions at the time. At the February 2017 Council meeting it was decided that further information would be sought from tenderers to assist in making a determination, due to the broad nature of the scope.

### February 2017

The Hall roof was replaced in 2017 due to storm damage (insurance claim) which occurred in January 2017.

### March 2017

Council established a Town Hall Refurbishment Committee at the 15 March 2017 Ordinary Council meeting.

### January 2018

A grant application was prepared for submission to Lotterywest for the Town Hall refurbishment based on a project cost of \$370,200, with \$185,950 the requested grant contribution. The application was unsuccessful.

### May 2018

ADC Projects submitted a report on the Town Hall, Mingenew Recreation Centre and associated facilities. The intent of the inspection was to establish the relative cost of refurbishment of the Hall and upgrading the Recreation Centre, involving extensions to the current facility. Included in the scope of work was advice on the tender process as a precursor to the Shire calling for expressions of interest for these works.

Probable costs indicated at the time for refurbishment were \$860,000.

### November 2018

Structerre Consulting engineers inspected the Hall on 13 November 2018. The purpose of the site visit was to inspect and comment upon the cracking to the masonry wall of the Town Hall building and provide recommendations on repairing the cracked masonry walls. Comments and recommendations are also made on the steel column to the front of the building that was also observed to be degraded.

Recommendations from the report included:

- Demolish and re construct the northern corner wall, like for like from the last support column. Provide a new 300mm wide footing down and onto the bedrock below. Drill and epoxy grout 4 equally spaced 800mm long N12 reinforcing bars, 400mm into the existing footing.
- Crack stitch the southern wall in accordance with the manufacture's specifications.
- Install new guttering and down pipes to discharge the water away from the building's foundations.
- Reinstate, or install new brick paving min 1.5m from the walls around the perimeter of the building. Ensure no water is allowed to pond within the brick paving.
- As a new base connection will need to be installed, the existing structure will require temporary propping. This temporary propping is the responsibility of the nominated builder.
- The existing column to the front of the building should be cut off a minimum of 500mm above ground level. The footing along with the degraded embedded column will need to be removed and replaced like for like. It is critical that the embedment of the original column be matched in the new footing.
- The new steel column should be fully welded to the existing column above ground level and all of the steelworks should be epoxy painted a min of 200mm above the weld point.
- At this time the adjacent dead vegetation should be removed to prevent damage to the building's foundation.

### February 2022

LGIS conducted another inspection of the Hall to document the presence and condition of asbestos. It generally confirms the data received from the 2016 report.

### May 2022

In March 2022, the Shire engaged a Building Surveyor to undertake an inspection of the Town Hall and to report on the building condition. The main outcomes of the inspection were:

- Asbestos material throughout (some friable) – external walls
- Structural defect – northern rear wall (length and width of cracking)
- Safety risk and non-compliance – exit doors
- Movement in flooring and insufficient ventilation to prevent moisture damage
- Displaced ceiling material – internal ceiling
- Stage area – not fire/building compliant
- External stairs to projection mezzanine non-compliant with Building Code
- Switchboard
- Site location – on boundary of property (north-side) – windows and doors would require modifications
- Storm water diversion required
- Emergency lighting required

### Financial Considerations

In 2022/23, Council allocated around \$11m to capital projects, of which, over \$8m is covered by non-operating grants, and should be considered in the context of the impacts of such a large capital project on Council's Budget and financial capacity to fund other capital projects.

CAPITAL	BUDGET 2022/23
<b>Expenditure</b>	
Buildings	\$2,350,157
Furniture & Equipment	\$10,000
Plant & Equipment	\$455,000
Infrastructure - Roads	\$5,879,941
Infrastructure – Other	\$326,000
Infrastructure Parks & Gardens	\$60,000
Infrastructure Other	\$114,000
<b>TOTAL EXPENDITURE</b>	<b>\$9,195,098</b>
<b>Income</b>	
Funded by Municipal funds	\$355,472
FAGS	\$720,000
Other	\$26,862
Grant Funding	\$8,092,764
<b>TOTAL INCOME</b>	<b>\$9,195,098</b>

## Past Survey Data

The last survey issued in 2021, asked residents

1. Would you like to see the Town Hall refurbished? YES/NO
2. If yes, what activities would you like to see held at the Town Hall? Options listed
3. General Comments

74 responses were received. A summary of the responses is provided below, and comments made for and against the suggestions:

\*Comments provided do not consider all points and variables.

Proposed future uses	Comments
Weddings / parties / functions	<ul style="list-style-type: none"> <li>• Larger capacity than other venues</li> <li>• Alternative locations are currently available</li> <li>• Commercial kitchen would be required – lesser hall kitchen non-compliant.</li> </ul>
Quizzes	<ul style="list-style-type: none"> <li>• Larger capacity than other venues</li> <li>• Alternative locations are currently available</li> </ul>
Gym / fitness	<ul style="list-style-type: none"> <li>• Gym not provided elsewhere currently</li> <li>• Possible revenue stream</li> <li>• Could be used by individuals and groups</li> <li>• Alternative locations are currently available</li> </ul>
Indoor sport and rec activities – dance classes, karate, gymnastics	<ul style="list-style-type: none"> <li>• Sprung floorboards considered ideal</li> <li>• Minimal income stream (expectation that fees are discounted in recognition of social benefit)</li> <li>• Floor sub-surface condition requires investigating</li> <li>• Roof height suitable</li> </ul>
School concerts	<ul style="list-style-type: none"> <li>• High ceiling and larger capacity.</li> <li>• Alternative locations are currently available</li> <li>• Indoor option for inclement weather</li> </ul>
Craft displays and Art Exhibitions	<ul style="list-style-type: none"> <li>• Large open space</li> <li>• Alternative locations are currently available</li> <li>• Would be reliant on appropriate fitout e.g. lighting, wall space/partitions</li> </ul>
Movie Nights	<ul style="list-style-type: none"> <li>• Technology required to facilitate</li> <li>• Indoor option for inclement weather</li> </ul>
Markets	<ul style="list-style-type: none"> <li>• Possible revenue stream</li> <li>• Alternative locations are currently available</li> <li>• Indoor option for inclement weather</li> </ul>
Performing Arts	<ul style="list-style-type: none"> <li>• Sound quality</li> <li>• Roof height suitable</li> </ul>