

# Memorial Hall Condition Report

In 2025 the Town of Penhold commissioned a report of Memorial Hall's current condition in order to help assess the scope of work required to sustain Memorial Hall. The report showed several areas of concern that will require considerable expense to repair.

## History

Penhold Memorial Hall is located at 1123 Fleming Avenue in Penhold. The Memorial Hall was built in 1919 under the sponsorship of the Penhold Women's Institute as a memorial to those from Penhold and District who served the Canadian people with their bravery in the First World War. The original build cost was \$7000.



In 1977, the Penhold Lions Club undertook the construction of a 50' x 80' addition to the north side of the hall. A 40-foot opening was made in the north wall of the existing hall to connect the two buildings. Early 2000's An industrial type kitchen was obtained from the Red Deer Industrial Airport for the east end of the addition and enlarged washrooms were placed along the west wall.

Later a deck, covered with a lean-to roof, was constructed on the south side, providing sheltered outside space. A hardwood floor and air conditioning were installed in the 1990s.

## Current Condition



This multi-purpose centre has a seating capacity of 250 and a kitchen, a stage, hardwood dance floor, sound system, a designated bar area and a large, covered deck.

The original 1919 hall contains the dance floor, bar, stage, coat room and mezzanine. This section has a dirt floor partial basement.

The 1977 addition houses the banquet room, washrooms and commercial kitchen. This section has a preserved wood foundation (PWF) and contains several storage rooms, meeting rooms and decommissioned washrooms in the basement.

Another addition to the south side of the building contains a meeting room/office, washroom and a large, covered deck. This section does not include a basement.

## Areas of Concern

### Mold and Moisture

Humidity and moisture have been an ongoing concern affecting the 1977 addition basement for years. Sump pits have been installed to remove groundwater, and dehumidifiers have been used to reduce humidity. The constant moisture has allowed mold to grow throughout the basement.

The dirt basement of the original 1919 hall is also affected by moisture, including rot on the supporting posts and mold growth on the walls.



39 original 1919 Hall



38 6x6 post rotten e bot. top

To address these concerns, the Town of Penhold contracted ASK Environmental to assess the indoor air quality at the hall.

### ASK Environmental made the following conclusions based on the air sampling results:

1. Relative humidity exceeds recommended indoor air concentrations.
2. Elevated fungal air concentrations of *Stachybotrys/Memmoniella* within the North Basement Storage Room were determined.
3. Elevated fungal air concentrations of *Aspergillus/Penicillium*, *Chaetomium*, and *Stachybotrys/Memmoniella* within the South Basement were determined.
4. An active water leak was observed in the basement washrooms, with a stream of water passing through the foundation and into the wall insulation.
5. Water staining and fungal growth was observed on drywall throughout the North and South Basements.

**ASK Environmental made the following recommendations based on the air sampling results:**



1. Removal of any building materials showing signs of fungal growth, water staining or excessive moisture from within the North and South Basements.
2. Removal of any building materials showing signs of fungal growth, water staining, or excessive moisture from within the main floor, such as stained ceiling tiles.
3. Mold removal should be completed following Alberta OHS regulations and Alberta OHS Best Practice – Mold at the Work Site.
4. The source of water infiltration should be identified and sealed to prevent any further water from entering the basement or roof.
5. Dehumidifiers should be utilized in order to reduce the relative humidity within the building.

**ASK Environmental has provided the following estimates for remediation.**

The total estimate to remediate the basement of the addition is: \$33,417.00

The total estimate to remediate the main floor of the addition is \$3,872.00

The total estimate to remediate the basement of the original hall is \$13,844.00

## Roof

The roof covering the entire hall is also an area of concern. It has developed leaks in several different locations and will require replacement. The leaks have allowed water to enter the building and further exacerbated the moisture and mold problems.



The town of Penhold contacted Alberta's Best Roofing to assess the condition of the roof and an estimated cost of replacement. During the inspection several deficiencies were found, mostly related to lack of proper flashing, loose or missing fasteners, and incorrect use of materials.

**Alberta's Best Roofing has provided the following estimate.**

The total estimate to replace the roof with asphalt shingles is: \$59,928.75 to \$66,822.00

## Structure and Building Envelope

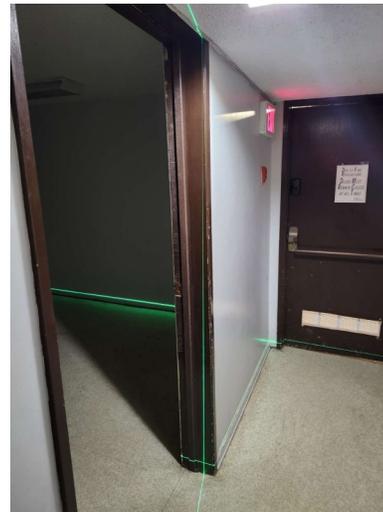
The condition of the structure of the building and the building envelope is also an area of concern. There is a very noticeable slope of the floor in the banquet room and kitchen in the 1977 addition.



35 Kitchen in 1972 Addn



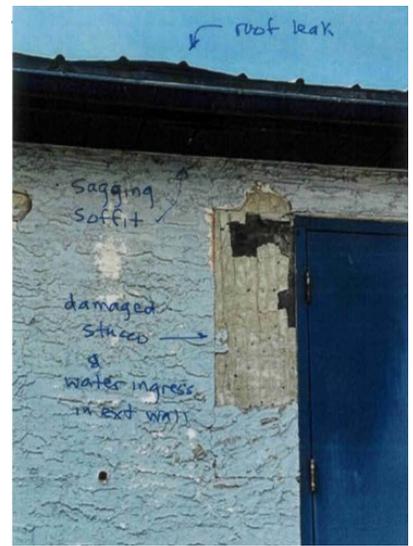
There is also an obvious lean in the basement hallway below and signs of foundation wall failure.



The building envelope is also in need of repair. Most notably, stucco has failed in various areas around the building, allowing moisture to penetrate the walls and foundation.



22 Rotten Window frame & no flashing



8 N wall, PWF end wall (bsmt wall) has failed & moved inwards due to high B/F



**To determine the structural integrity of the building, the Town of Penhold contracted Bearden Consulting to provide a visual inspection report. The report found:**

1. The 106-year-old 1919 original Memorial Hall has performed quite well and needs some extra care and attention to guarantee this old structure can serve the community for some more time. Most of the issues pertain to the undeveloped basement with dirt floor which has caused significant rot at the bottom of the supporting 6 x 6 wood posts. A little more investigation will be needed to check if any new footings are required before the exposed dirt surface is properly waterproofed with 10 mil poly and 3 inches of sand cover.
2. The 53-year-old 1972 N. Addition unfortunately is not in as good shape, mainly because the PWF basement has suffered high groundwater conditions along with excessive backfill pressure from higher adjacent grades & clay soils which have settled against these PWF walls and have caused surface water to run to the exterior of the PWF basement walls.
3. The connections at the top of the north end wall and the east side wall have partially failed, and it's probable that some PWF wood studs have also experienced structural failure. As a result, the basement walls should be opened to inspect the condition of the PWF stud walls.

4. The air ducts built into the basement's concrete floor slab should be sealed and filled with concrete to stop groundwater from entering & flooding the ducts, which can lead to flooding in the basement, high humidity, and problems like mold and mildew in the basement. This will mean revising the furnace from a counter-flow to an up-flow along with new overhead ductwork if the ceiling height will allow for the overhead ductwork.
5. Some sections of the building's stucco exterior are deteriorated and damaged, with significant rusting present on the underlying metal mesh. Replacing the stucco is advised, particularly on the east and north walls and near the east exit door below the section where the roof is leaking.
6. Further investigation of the roof trusses is necessary because they show significant deflection or sag even without the additional snow loading, as mentioned in the recommendations above.
7. Due to uneven floors in the banquet and kitchen areas, the supporting structure should be inspected and modified, if possible, to create a level floor surface.

## Future Considerations

A decision will need to be made regarding the future of the Memorial Hall. In its current state it will require significant repair to address the above concerns.

The recommendation from Bearden Consulting is:

1. Given all the structural & envelop issues that the 1972 building has, and given that it is 53 years old, analysis needs to be done to see if it is worth investing a significant amount of money in comparison to how much this area of the overall building is utilized or will be utilized and the related income therefrom.
2. It might be worthwhile exploring the possibility of replacing the 1972 N. addition with a better-built addition while still offering an upsized banquet area, commercial kitchen, and proper code compliant washrooms to meet the current code.
3. A new addition could provide a long-term benefit to the community, if it makes economic sense & this analysis needs to be done considering all the potential utilization by the community and related potential income versus operating expenses.
4. Or possibly; utilizing the adjacent firehall in lieu of replacing the 1972 building and removing this section of the overall building given its poor condition.

## Financial Considerations: Costing est.

To remove only the mold areas in the basement:	\$53,133
Roof repairs for leakage (asphalt tile)	\$66,822
Stucco repairs	\$35,000
1972 building foundation	N/A