

**elnoraab@gmail.com**

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**From:** elnoraab@gmail.com  
**Sent:** January 29, 2025 4:06 PM  
**To:** 'Jul Bissell'; rduft@villageofelnora.com; 'Lisa Ferguson'  
**Subject:** FW: Elnora Town Hall

**From:** Randy Klassen <r.klassen@lex3.ca>  
**Sent:** January 29, 2025 12:10 PM  
**To:** elnoraab@gmail.com  
**Cc:** Greg Smith <g.smith@tagish-engineering.com>  
**Subject:** Elnora Town Hall

Hello Sharon

Thank you for the photos of the failed T-bar ceiling. The movement of the building is becoming significant enough that the roof and not just the floors are being negatively affected. The roof joists have moved enough to cause the T-bar ceiling fasteners to fail.

In light of this new occurrence sometime in the past week, LEX3 recommends moving the Town's operations out of the building to a secondary site **immediately** to ensure the safety of the Town's employees and the public. The deterioration of the building is accelerating faster than anticipated and the future behavior cannot be predicted. Town employees should minimize their time in the building, only going in to pack and move their files, computers, desks, filing cabinets, and other essential equipment.

Thank you for the phone conversation this morning, if you have any further questions, please call.

**Randy Klassen, P. Eng.**  
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**From:** elnoraab@gmail.com  
**Sent:** January 24, 2025 11:58 AM  
**To:** 'Jul Bissell'; rduft@villageofelnora.com; 'Lisa Ferguson'  
**Subject:** FW: Elnora Town Hall LEX3 Review  
**Attachments:** Town Hall Shoring Concept.pdf; 2024-10-02-IMG\_3457.JPG; 2025-01-22-IMG\_4637.JPG

Good Morning Council,  
The report did not address the basement door scraping the floor when opened. Mr. Klassen did state that older buildings, once they start deteriorating, the process can occur quite rapidly. As always, the Village's concern is the safety of staff and public.

Sharon

**From:** Randy Klassen <r.klassen@lex3.ca>  
**Sent:** January 24, 2025 9:30 AM  
**To:** elnoraab@gmail.com  
**Subject:** Elnora Town Hall LEX3 Review

Hello Sharon

Thank you for the meeting on January 22, 2025 to look and see if further deterioration has occurred to the existing Elnora Town Hall. You have indicated the following changes since the site review in October 2024.

- Main floor joists are deflecting more (increased sponginess) over the fall months.
- Kitchen cabinet door does not remain closed due to the leaning of the cabinet.
- Additional deterioration of west foundation wall directly below the main floor entrance door. There is a hole in the wall and chunks of concrete are and/or have fallen out.

LEX3 review the areas of concern and observed the following:

- The main floor joists between the beam lines are deflecting causing the sponginess to the floor.
- The deflection of the joists have caused the cabinet to lean forward and the door remaining opening.
- In the basement (below the main floor door), additional concrete has fallen out of the concrete wall.
  - Additionally the wall crack at that location has increased in size.

We feel it would be best to move up the timeline to be out of the building within January 2026 instead of the 1-2 year window outlined in the report. The damage appears to be accelerating at a faster rate than anticipated. In the short term however it is recommended to install some temporary shoring in the basement. The temporary shoring will support the floor joists and remove the sponginess sensation. The shoring can remove some of the deflection out of the floor and reduce the stresses on the existing structure. Additionally, the temporary shoring will improved the user experience in the building.

I have attached photos from the damaged wall from October to January to compare the change.

Thank you

**Randy Klassen**, P. Eng.  
Associate, Senior Structural Engineer



