


DEPARTMENT: Legislative Services	
	TOPIC: Blackie Events Society - Blackie Community Hall Potential Purchase - Request to Attend a Council Meeting
REPORT PRESENTED BY: CAO Ryan Payne	

PURPOSE OF REQUEST

To consider the having a representative from the Blackie Event Society attend a future Council meeting to discuss the ongoing vision for the potential purchase of the Blackie Community Hall.

BACKGROUND

See the attached letter.

REQUEST OF COUNCIL

Proposed Motions:

That Council direct administration to coordinate with the Blackie Event Society to attend a future meeting of Council to discuss the ongoing vision for the potential purchase of the Blackie Community Hall.

APPENDICES

- Appendix A: Email of Request
- Appendix B: Letter of Request
- Appendix C: Purchase/Selling Agreement
- Appendix D: Blackie Community Hall Assessment Letter - Alstran Corp.

From: Margaret Speelman [REDACTED]
Date: November 24, 2025 at 7:45:58 PM MST
To: Ryan Payne <Ryan.Payne@foothillscountyab.ca>
Subject: Request to attend Council

Hello Ryan

Thank you again for your assistance and guidance throughout this process. I have searched on the website for the appropriate steps, and I truly appreciate your help in navigating the next actions.

I have updated the letter requesting an invitation to attend a future council meeting to discuss our proposal to purchase the Blackie Community Hall.

Because we will be referencing several supporting resources during that meeting, I am including the following documents for your review:

1. Revised Letter Requesting an Invitation
2. Purchase/Selling Agreement (#1)
3. Blackie Foundation Assessment (#3)

The Blackie Hall Report (#2) is too large to attach due to embedded images. It can be accessed through the following link on the Foothills County website:

Blackie.Community.Hall.Project – <https://www.foothillscountyab.ca/development/current-projects/blackie-community-hall-project>

If you have any questions or require additional information, please feel free to email me or call at [REDACTED]

Thank you for your time and consideration.

Sincerely,
Margaret Speelman

Blackie Events Society

% Margaret Speelman
Box 135
Blackie, Alberta
T0L0J0
blackieeventssociety@gmail.com

November 24, 2025

Foothills Country Council

Box 5605
High River, AB
T1V 1M7

Dear Council,

On behalf of the Blackie Events Society, I would like to formally request an invitation to attend an upcoming Council meeting to discuss our ongoing vision for the potential purchase of the Blackie Community Hall.

We appreciate and have thoroughly reviewed your recent follow-up email, including the attached *Purchase/Selling Agreement*. Our organization remains committed to moving forward with this process. However, before proceeding, we believe it is important to revisit certain elements of the proposed agreement and engage in further discussion with the current Council.

After thoroughly reviewing the "Purchase/Selling Agreement" and the minutes from the May 21, 2025, Council meeting (Foothills County Council Meeting - 05/21/2025), we have identified several items we believe require further attention. Below are some key points for discussion:

1. Engineering Reports

As suggested during the council meeting (59:44), we feel that it may be "premature" to move forward at this stage, given the significant discrepancies between the two engineering reports. The differences and misunderstandings within the reports need to be addressed before proceeding. For example, Report One cites the building's capacity as 560, while the Fire Code limits the upstairs occupancy to 175. Additionally, there were concerns raised regarding asbestos. However, Appendix B of Report One indicates that of the 22 areas tested, only three spots showed very small traces of Chrysotile (1% in floor tiles, 2% in the

Gypsum board joint compound in the Furnace Room).

2. **Safety and Legal Concerns**

Given these discrepancies, we question whether the council can ethically or legally proceed with the sale of the property, especially if there are unresolved safety code issues, as noted during the meeting (25:00). It would be ideal if we could collaborate with the council to explore potential solutions and pursue grants to address the necessary improvements to meet safety standards.

3. **Suitability of the School for Community Events**

While the improvements to the local school have been important for the community, it is unclear whether the school can truly meet the needs of the community for events. There are several limitations, such as availability, restricted hours, lack of space, inadequate facilities for hosting events (tables, alcohol service, and considerations for gym floor protection), and limited decoration options. These challenges reinforce the importance of maintaining the Blackie Community Hall as the central hub for community activities.

4. **Utility Responsibilities**

It was mentioned in the meeting (21:29) that the county currently pays the Hall's water and utilities. However, Blackie Hall has always paid its own electricity and gas bills. As we move forward, we request that the county continue to cover water, sewer, and garbage services, as these are essential for the Hall's continued operation.

5. **Commitment to the Hall's Future**

During the council meeting (47:54), it was stated that while we are a keen group, we lack a track record, and there are concerns that we might walk away from the Hall, ultimately passing the responsibility back to the county. While it is impossible to guarantee the future, we can certainly stand by our strong and proud past. The Blackie Community Hall has been the heart of our community for over sixty years, fostering connection and unity, and we are dedicated to preserving this legacy.

To help ensure we are all on the same page, we have attached the following supporting documents for your reference:

1. **Purchase/Selling Agreement**
2. **Blackie Hall Report**
3. **Blackie Foundation Assessment**
4. **Link to Council Meeting - [Foothills County Council Meeting - 05/21/2025](#)**

To ensure a meaningful and productive discussion, we respectfully request that a minimum of thirty minutes be allotted on the meeting agenda.

As previously stated, our society is excited to move forward with the necessary upgrades to maintain and enhance the Blackie Community Hall. We look forward to collaborating with Foothills County on the transfer of ownership so that we may preserve our community's history while planning for a sustainable and vibrant future.

Sincerely,

Margaret Speelman
President

PURCHASE/SELLING AGREEMENT

This Purchase Agreement (the "Agreement") dated effective the ___ day of _____, 2025.

BETWEEN:

FOOTHILLS COUNTY
(the "Seller" or the "County")

AND:

BLACKIE EVENTS SOCIETY
(the "Buyer" or the "Society")

WHEREAS:

- A. The Seller wishes to sell the Property; and
- B. The Buyer wishes to purchase the Property in accordance with the following terms and conditions.

NOW THEREFORE that in consideration of the payment of the Purchase Price by the Buyer, and in consideration of the mutual covenants and agreements contained herein, the sufficiency of which is wholly acknowledged, the parties hereby covenant and agree as follows:

ARTICLE 1 DEFINITIONS

1.1 In this Agreement, the following words shall be defined as follows:

- (a) "**Attached Goods**" means all improvements, fixtures and chattels affixed to the Land, except any Exempt Items.
- (b) "**Buildings**" means all buildings and structures on the Land.
- (c) "**Business Day**" means every day but Saturday, Sunday and statutory holidays in the province of Alberta.
- (d) "**Completion Day**" means, unless otherwise agreed to in writing by the parties, the later of the following to occur:
 - a. the date that is four weeks subsequent to the date that the Buyer is in receipt of the fully executed closing documents contemplated herein, or, should said date fall on a non-Business Day, the next Business Day; and
 - b. the ___ day of _____, 2025.
- (e) "**Engineering Reports**" means the following items:
 - a. any engineering reports received by the Seller with respect to the lands; and
 - b. any reports, studies, surveys, plans, documents, records, test results, inspections, maintenance reports/logs, options and agreements in the possession or control of the Seller that relate to the Property or other documents relating to the Property.

- (f) "**Exempt Items**" means the primary refrigerator, wall oven, microwave, wine fridge, bar fridge and pellet stove located in the Buildings.
- (g) "**Land**" means the lands legally described in Schedule "A" attached hereto.
- (h) "**Property**" means the Land together with all Buildings and Attached Goods.
- (i) "**Purchase Price**" the Purchase Price shall be \$1.00 inclusive of GST, and the Seller acknowledges that it has received the full Purchase Price, and shall hold and not release the Purchase Price until closing of the transaction.

ARTICLE 2 AGREEMENT OF PURCHASE AND SALE

- 2.1 The Buyer hereby agrees to purchase, acquire and assume the Property, and the Seller agrees to sell, transfer, assign, set over and convey the Property to the Buyer at the Purchase Price on and subject to the terms and conditions of this Agreement.
- 2.2 The Buyer and the Seller agree to act cooperatively, reasonably and in good faith with respect to their obligations under this Agreement
- 2.3 The Buyer shall pay the Purchase Price by lawyer's trust cheque, bank draft or other agreed value.

ARTICLE 3 THE PROPERTY

- 3.1 The Property means the Land and all Buildings and Attached Goods.
- 3.2 Unless otherwise agreed in writing, title will be free and clear of all encumbrances, registrations and obligations except the following:
 - a. those implied by law;
 - b. non-financial obligations now on title such as easements, utility rights-of-way, covenants and conditions that are normally found registered against property of this nature and which do not affect the saleability of the Property;
 - c. homeowner association caveats, encumbrances and similar registrations; and
 - d. those items which the Buyer agreed to assume in this Agreement.

ARTICLE 4 CLOSING

- 4.1 Unless otherwise agreed in writing, this Agreement will be completed, the Purchase Price will be fully paid, subject to any adjustments and holdbacks, and shall be in effect by 12:00 p.m. on the Completion Day.
- 4.2 On the Completion Day, the Property, shall be in substantially the same conditions as it was on the date of execution of this Agreement, reasonable wear and tear excepted.
- 4.3 Adjustments to the Purchase Price shall be made as of 11:59 p.m. on the Completion Day. The adjustments shall include but are not limited to all taxes, including local improvement charges, utilities, damage/security deposits, pre-paid rent and interest, fuel, and all other incomings and

outgoings with respect to the Property (but not as to unpaid rentals or unpaid expenses), as applicable. The adjustments shall be for the Seller's account as to both revenue and expenses up to 11:59 p.m. on the Completion Day, and thereafter for the Buyer. These provisions relating to adjustments shall not merge but shall survive the closing of this purchase and sale.

- 4.4 The Seller or the Seller's lawyer will deliver normal closing documents, including:
- (a) any conveyances and the transfer of land applicable to the Property in prescribed registrable form to transfer title to the Property;
 - (b) any real property report and letter of compliance in the Seller's possession, to the Buyer or the Buyer's lawyer upon reasonable conditions consistent with the terms of this Agreement.

The Buyer's lawyer must have a reasonable amount of time before the Completion Day to review the closing documents and arrange and confirm registration of documents at the Land Titles Office.

- 4.5 Within a reasonable period of time after the Completion Day, the Seller's lawyer will provide the Buyer's lawyer with evidence of all discharges including, where required, a certified copy of the certificate of title.
- 4.6 The Seller will pay the costs to prepare the closing documents; to prepare, register and discharge any Seller's caveat based on this Agreement and to provide the normal closing documents.
- 4.7 The Seller will pay the costs to prepare, register and discharge any Buyer's caveat based on this Agreement and to register the transfer of land.
- 4.8 The Seller will be responsible for the legal costs in relation to this transaction.
- 4.9 Notwithstanding the closing provisions in this Agreement, the parties instruct their lawyers to follow, if appropriate, the Law Society of Alberta Conveyancing Protocol in the closing of this transaction.

ARTICLE 5 WARRANTIES AND REPRESENTATIONS

- 5.1 The Seller and Buyer hereby represent, covenant and agree that no real estate agent was involved in the sale of the Property or creation of this Agreement, and consequently there shall be no real estate commissions which may be payable to any licensed real estate agent in respect of the sale of the Property or if payable such commissions shall be the responsibility of the Buyer.
- 5.2 Upon execution of this Agreement, the Seller shall deliver any of the Engineering Reports not already provided to the Buyer. The Buyer and the Seller hereby represent, warrant, covenant and agree as follows:
- (a) the Seller has the legal right to sell the Property;
 - (b) the Buildings and Attached Goods are free and clear of all encumbrances;
 - (c) the Seller is not a non-resident of Canada for purposes of the *Income Tax Act* (Canada);
 - (d) the Seller has not provided any representations, warranties, promises or collateral agreements whatsoever respecting the condition or quality of the Property and any structures or

improvements located thereon (including, without restriction, the presence or absence of hazardous substances or contamination, the area of the Property, or the compliance of any structures or improvements with municipal bylaws or any other laws);

- (e) the Buyer is purchasing the Property "as is, where is" basis, without recourse to the Seller, its trustees, officers, employees, contractors, insurers, administrators, agents or representatives, in reliance upon its own due diligence investigations, and shall assume responsibility for all environmental obligations and liabilities and all abandonment, reclamation, remediation and restoration costs attributable to the Property;
- (f) the Buyer shall be solely liable for and indemnify the Seller, its trustees, officers, employees, contractors, insurers, administrators, agents or representatives, against any claims, demands, actions, causes of action, damages, losses, costs (including legal costs on a solicitor and his own client full indemnity basis), liabilities, fines, penalties or expenses suffered by or claimed against the Seller or which it may sustain, pay or incur as a result of any act, omission, matter or thing for which a claim is made on or after the Completion Day in connection with all environmental obligations and liabilities and all abandonment, reclamation, remediation and restoration costs relating to the Property whether they arise as a result of the creation of a condition within or upon the Property before or after the Completion Day;
- (g) the Buyer's assumption of responsibility for the future abandonment, reclamation, remediation and restoration costs, and environmental liabilities or responsibilities associated with the Property generally, and Seller's release of responsibility therefor or therefrom, was accounted for in determining the Purchase Price;
- (h) the Buyer acknowledges that the Buyer is fully aware of the current state, quality and condition of the Property, has had access to the lands for the purposes of confirming environmental or any other quality or condition relating to the Property, and that the Purchase Price fully reflects the condition and quality of the Property;
- (i) the Buyer further acknowledges that it has been given the opportunity to review, and has obtained copies of the Engineering Reports from the Seller, together with such reports and opinions obtained by the Buyer from its own due diligence;
- (j) the Buyer hereby waives any and all rights, remedies, claims and/or causes of action which the Buyer may have or ever had in contract, tort, or pursuant to any statute, as against the Seller, its trustees, officers, employees, contractors, insurers, administrators, agents or representatives, in respect to the quality or condition of all or any portion of the Property, as well as all or any portion of the conditions or issues impacting the Property which are revealed by or otherwise contemplated within any of the foregoing, and forever discharges and releases the Seller, its trustees, officers, employees, contractors, insurers, administrators, agents or representatives, from any and all liabilities, obligations and responsibilities in relation thereto; and
- (k) notwithstanding anything contained within this Agreement, the Seller shall be entitled to remove all Exempt Items, if any, from the Property prior to the Completion Day.

5.4 All of the warranties contained in this Agreement and any attached Schedules are made as of and will be true at the Completion Day, unless otherwise agreed in writing.

- 5.5 The representations and warranties in this Agreement may be enforced after the Completion Day, provided that any legal action is commenced within the time limits prescribed by the *Limitations Act* (Alberta).
- 5.6 The Seller and the Buyer each acknowledge that, except as otherwise described in this Agreement, there are no other warranties, representations or collateral agreements made by or with the other party about the Property, any neighboring lands, and this transaction, including any warranty, representation or collateral agreement relating to the size/measurements of the Land and Buildings or the existence or non-existence of any environmental condition or problem.

ARTICLE 6 INSURANCE, LIABILITY AND INDEMNITY

- 6.1 The risk of loss or damage to the Property shall lie with the Seller until the Purchase Price is paid according to the terms of this Agreement. If loss or damage to the Property occurs before the Seller is paid the Purchase Price, then any insurance proceeds shall be held in trust for the Buyer and the Seller according to their interests in the Property. Subsequent to Closing, the risk of loss or damage to the Property shall lie with the Buyer.
- 6.2 The Society will indemnify, defend and hold harmless the County, its elected officials, employees, representatives, officers, agents, volunteers and insurers (collectively the "**County Parties**") of and from all loss, fines, suits, claims, demands and actions, damages, costs, liability or expense of any kind or nature to which the County Parties shall or may become liable for or suffer by reason of any breach, violation or non-performance by the County of any covenant, term or provision hereof, or by reason of any injury occasioned to or suffered by any person or persons, or damage to any property, by reason of wrongful act, neglect or default on the part of the County or any of its agents, contractors, servants, employees, members, licensees or invitees..
- 6.3 The Society acknowledges that they have received and reviewed all relevant documentation, including but not limited to, Engineering Reports, site surveys, and any other documents related to the Blackie Community Hall. The Society understands and accepts all existing deficiencies, conditions, and recommendations identified in these documents as they relate to the scope of work under this Agreement. The Society will incorporate these understandings into their work plan and budget and will not make any claims for additional costs or time as a result of these pre-existing conditions.
- 6.4 The Society acknowledges they are subject to and shall comply with all applicable federal, provincial/municipal laws, rules, and regulations in the performance of their obligations under this Agreement. No failure to enforce any provision of this Agreement or any delay in doing so, nor any partial or single exercise of any right or remedy hereunder, shall be construed as a waiver of, or a variation of, any requirement or right under this Agreement, or as a bar to any further enforcement of such provision or right, unless expressly agreed to in writing by the both the County and the Society.

ARTICLE 7 FIRST RIGHT OF REFUSAL

- 7.1 In the event that the Society receives a bona fide offer from a third party to purchase the Property, the County shall have the first right of refusal to purchase the Property on the same terms and conditions as are contained in this Agreement. The Society shall provide the County with written notice of the third-party offer, including all details of the offer. The County shall have seven (7) days from the date of receiving such notice to notify the Society in writing of their decision to exercise their right of first refusal. If the County fails to notify the Society within the specified time

period, the Society shall be free to accept the third-party offer and sell the Property to the third party.

ARTICLE 8 CONDITIONS

8.1 The Buyer's Conditions are:

Nil

8.2 The Seller's Conditions are:

Nil

ARTICLE 9 REMEDIES/DISPUTES

9.1 If either of the Buyer or Seller fail or refuse to complete this Agreement according to its terms, then the other party may pursue all available remedies available in law and equity. Both the Seller and the Buyer can claim reasonable costs, including legal fees and disbursements on a solicitor-client full indemnity basis.

9.2 If the Seller must restore title to the Property, enforce a lien against the Property or regain possession of the Property due to the Buyer's default, then the Buyer will pay the Seller's reasonable costs including legal fees and disbursements on a solicitor-client full indemnity basis.

9.3 The Seller and the Buyer agree that the Property is unique and that, in the event of a default by the Seller, the Buyer is entitled, without limiting any other remedies available in Article 9.1, to claim the remedy of specific performance and shall be entitled to all reasonable costs, including legal fees and disbursements on a solicitor-client full indemnity basis.

ARTICLE 10 ADVICE/DISCLOSURE

10.1 This Agreement is intended to create binding legal obligations. The Seller and the Buyer should read this Agreement carefully and are encouraged to obtain independent legal advice before signing. The Seller acknowledges and agrees that it has been given an opportunity to obtain independent legal advice, or such other advice as the Seller may desire, concerning the interpretation and effect of this Agreement.

10.2 The Buyer and Seller agree that the sale and other related information regarding this transaction may be retained and disclosed by the brokerage and/or the real estate board(s), as required for closing and for reporting, appraisal and statistical purposes.

ARTICLE 11 NOTICE

11.1 Any notice, demand, approval, consent, information, agreement, offer, payment, request or other communication (hereinafter referred to as a "Notice") to be given under or in connection with this Agreement shall be in writing and shall be given by personal delivery or by other electronic communication which results in a written or printed notice being given, addressed or sent as set out below or to such other address or electronic number as may from time to time be the subject of a Notice:

(a) Seller:

Foothills County
309 Macleod Trail, PO Box 5605
High River, AB T1V 1M7
Phone: (403) 652-2341

Email/Fax: _____

(b) Buyer:

Blackie Events Society

Any Notice, if (i) personally delivered or (ii) prior to 5:00 p.m. on a given day sent by electronic communication, shall be deemed to have been validly and effectively given and received on the date of such delivery and if sent by electronic communication with confirmation of transmission after 5:00 p.m. on a given day, shall be deemed to have been validly and effectively given and received on the day next following the day it was received.

Any Notice, if mailed, shall be deemed to have been given and received on the third (3rd) Business day following the date of mailing.

ARTICLE 12 GENERAL

- 12.1 All normal conveyancing and other documents shall be prepared at the Seller's expense. The Buyer shall be responsible for the cost of any new mortgage and for all land titles registration fees with respect to the registration of the transfer of land and mortgage, if any.
- 12.2 All time periods, deadlines and dates in this Agreement shall be strictly followed and enforced. All times will be Alberta time unless otherwise stated.
- 12.3 This Agreement is for the benefit of and shall be binding upon the heirs, executors, administrators and assigns of the individual parties hereto and the successors and assigns of corporate parties.
- 12.4 All changes of number and gender shall be made where required.
- 12.5 This Agreement will be governed by the laws of the Province of Alberta. The parties hereto submit to the exclusive jurisdiction of the Courts in the Province of Alberta regarding any dispute that may arise out of this transaction.
- 12.6 The Seller acknowledges and agrees that the Buyer is permitted to disclose any information related to this transaction, including, without limiting the generality of the foregoing, the Purchase Price and the Seller's details. The Seller further acknowledges and confirms that any information disclosed by the Buyer may be further disclosed and may eventually become public knowledge.

12.7 This Agreement shall constitute the entire agreement between the parties and the parties acknowledge that there are no other representations, conditions or warranties with respect to the Agreement other than these which are contained herein. The following schedule shall form a part of this Agreement:

(a) **Schedule "A"** - The Land

12.8 This Agreement may be executed in one or more counterparts, including facsimile and electronic (pdf) transmission thereof, each of which shall be deemed an original and when so executed all such counterparts taken together shall form one agreement and shall be valid and binding on all parties to this Agreement.

[Signature page follows]

IN WITNESS WHEREOF the Parties have executed this Agreement effective the date first above written.

BLACKIE EVENTS SOCIETY

Per: _____

Name:

Title:

c/s

Per: _____

Name:

Title:

FOOTHILLS COUNTY

Per: _____

Name:

Title:

c/s

Per: _____

Name:

Title:

SCHEDULE "A"

The Land

Legal Description:

PLAN 6980AG
BLOCK 3
LOT PTN LOT 6, ALL OF 7,8

Alstran Corp.

PO Box 5321
Station A
Calgary, Alberta
T2H 1X6



January 23, 2025

Blackie Events Society,
Box 122
1205 Railway Ave
Blackie AB, T0L 0J0

Re: Blackie Community Hall Foundation Assessment

Alstran Corp has been engaged by the Blackie Events Society to conduct a foundation review on the Blackie Community Hall Foundation and provide a scope of repair opinion. Alstran Corp did a field investigation visit on January 7, 2025. The hall is a 40'x90' wood arch rib structure that is build on a poured concrete foundation. The building was originally built in 1960's. Our observations were that the building and foundation look to be structurally sound with exterior foundation spalling and foundation cracks that would be typical of a building of this age. Further maintenance should be conducted to prevent the progression of these cracks & spalling.



Photo 1. Blackie Hall Entrance

A visual inspection was conducted on both the visible interior and exterior portions of the concrete foundation. The purpose of the assessment is to determine the extent of the repairs required to the foundation as well as an order of magnitude cost estimate.

PO Box 5321, Station A
Calgary, Alberta,
T2H 1X6

ryan.bailey@alstran.com
ph: 403.477.3971

Below are photos of the interior cracking:



Photo 2. Interior View of Foundation Crack



Photo 3. Interior View of Foundation Crack

The following photos are from the exterior foundation of the hall. Sections of the foundation wall have previously been repaired with parging. These parging repairs were estimated to have been completed more than 5 years ago. There is concrete erosion or spalling at the grade level due to a lack of historic water management. The eaves troughs were added in recent history.



Photo 4. Exterior foundation erosion – East side

The foundation wall was originally poured with two cold joints down each side of the length of the foundation. The photo below is a picture of the cold joint (discount the cracked parging above). These cold joints show no sign of water seepage on the inside.



Photo 5. Foundation Cold Joints. – East side



Photo 6. Foundation Cold Joints & erosion – East side

The foundation walls on the North, West, and South Side have less erosion than the east wall. However, the parging on these walls should be repaired. Below are photos of the North, West, and South foundation walls.



Photo 7. Foundation– North side



Photo 8. Foundation– West side

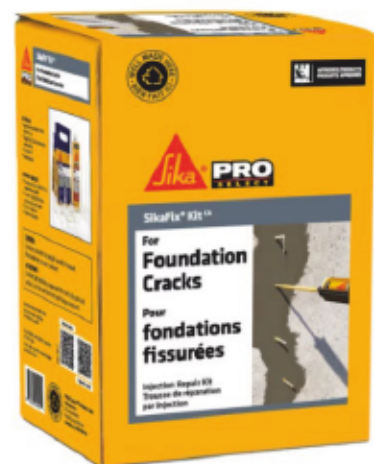


Photo 9. Foundation– South side

Recommendations & Repairs

Interior and Exterior Foundation cracks should be repaired with an injectable epoxy repair and hydraulic motor for concrete walls. Prior to the repairs the interior paneling should be removed to identify all interior cracks in the basement. One such repair product is: SikaFix Manufactured by Sika

<https://can.sika.com/en/do-it-yourself/sika-products/concrete-masonryrepairproducts/crack-repairs/sikafix-kit-ca.html>



For the exterior foundation wall areas where there is visible erosion and spalling the recommended repair is to use a polymer modified topping compound with fiber reinforcement. Prior to the repair the foundation shall be prepped as per the manufacturer's recommendations. All loose spalling and delaminated parging shall be removed prior to the repair. One such repair product is: Sika MonoTop -410F

<https://can.sika.com/en/do-it-yourself/sika-products/concrete-masonry-repair-products/concrete-repair-products/sika-monotop-410f.html>

If the extent of the cracking is visibly different from what is currently visible in the basement after the paneling is removed; the general contractor shall seek professional advice on additional repair procedures.

Once the exterior areas have been repaired the foundation shall be re-parged for an added layer of protection. General period inspections and maintenance shall be conducted to identify and repair new cracks or new areas of erosion or spalling. Site water shed management shall continue to be monitored and care shall be taken to ensure that water does not pool against the foundation or leak from the eave troughs onto the parging.

It is our estimate that the repairs prescribed based on the site conditions observed should be conducted (material and labor) for between \$10,000 and \$30,000. If there are any questions or further engineering services requirements, please feel free to contact us.

Regards,

Ryan M. Bailey, P.Eng
Alstran Corp.



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Calgary, Alberta,
T2H 1X6

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ph: 403.477.3971