

July 16, 2026

Dear Dharma Friends,

As many of you know, the Calgary Buddhist Temple encountered a major problem last year that the Board is still working to remediate. We wanted to let you know what happened and what we are doing to address the problem, as well as set out the expected timeline for repairs and the costs.

In October last year, mold was discovered on the drywall in a room on the south side of the basement. Mold Pro investigated, cleaned, and air tested. The air testing showed that the mold had not been contained, and Mold Pro then did further cleaning, which still did not improve the air quality. At this point, the Board decided that the Temple needed to be completely closed to ensure the safety of the Sangha and other users of the temple. After several attempts to capture all the mold and achieve a safe air quality level, we decided to remove all the flooring and two feet of drywall from the entire basement. Removing this material and additional cleaning captured all the mold and brought the air quality level to the proper standard. This work cost \$18,317 and kept the Temple closed for 4 months.

At the same time as this work was being done, our dedicated team of volunteers worked with our architect, Robert Pashuk, and structural engineers to determine where and how water was leaking into the basement. It was determined that the southeast corner of the building is the original foundation from 1921 and that water was leaking through that foundation. We also learned that the outside landing and planter on the SE corner are higher than the foundation and water was possibly leaking between where they joined the building. In addition, we found that the landscaping outside the Temple had settled, and the ground level next to the Temple is several inches lower than it should be, resulting in ground water running toward the Temple.

Our team met with several contractors who proposed similar solutions to address the interior problems. Unfortunately, additional work by the structural engineers determined that this proposed work would interfere with interior shoring work done in 2014 during our major renovation and would cause serious structural problems to the building. As a result, the only work which we can carry out from these proposals is the installation of two sump pumps, one in the SE corner and one in the NE corner with water discharging to the east side of the building. This work will be done by the contractor who is doing the external work and is included in that contractor's overall quote. We will have to install an additional outlet for the SE sump which we expect will cost \$2000.

Turning to the exterior work to try to prevent water leaking into the building, we have now signed an agreement with an exterior landscaping contractor which considerably expanded the original scope of work.

Grading & Surface Water Control

This work includes temporarily pulling back all the landscaping stone which will be reused, and regrading and compacting the soil so that the soil grade slopes away from the building to allow the water to

properly drain away from the building foundation on the west, north and east sides. Black geotech protection material will be placed over the soil, and the landscaping stone will be pulled back in place.

Planter Removal & New Concrete Flatwork

On the south side of the building, we unfortunately have to remove the SW and SE planters, and the area will be refilled with concrete and sloped away from the south side building foundation in an effort to ensure proper water drainage away from the foundation and eliminate the water ingress at those locations of the building

Concrete Pad Lifts

The south and the east main entrance pads will be lifted and sloped to drain water away from the building. In addition, the south handicap entrance slab to the ramp will be lifted to be even with the handicap ramp to allow unhindered entry for our sangha members.

The cost of this work is estimated to be \$58,000. This amount includes the 10% discount which the contractor has given the temple because we are a charitable organization.

We expect this work to begin shortly and continue through our August closure.

Doing this work while trying to save our trees and not damage our fence will be difficult, but we are hopeful that the contractor can address these issues. Also, we will have to ensure that our neighbouring properties on the north and west sides of the Temple are not adversely affected, and that storm water is not flowing from those properties on to the Temple. In addition, there will be additional eavestrough work required to increase the number of downspouts from our current eavestrough to allow it to drain at a higher capacity and/or increase the overall size of the eavestrough to handle the water during extreme rain events. We don't have quotes for this yet but expect costs to be around \$5000 for just the downspout work and up to \$10-14,000 if a larger eavestrough replacement is considered

Once this work is completed and we think that the water seepage problem is repaired, we will turn our attention to repair work in the basement itself. We will soon be working with contractors to obtain quotes for the repair work which we expect will entail sealing the basement floor, installing a dri-core subfloor to allow airflow below the flooring, and repairing the drywall with a material that is impervious to water, as well as repairs to bathrooms and improved basement ventilation. While we don't have any estimate for the cost of this work yet, we are expecting this work will be in the range of \$40 - \$50,000.

We hope that the installation of the sump pumps and the exterior work can be completed by the end of the summer. The timing of the interior repairs is contingent on the completion of this work.

As you can see, this has been a long and very worrying process. And expensive. We currently expect to incur at least \$100,000 in repair costs. However, this work must be done. Having been without a Temple for 4 months, and not having a lower level with kitchen, restrooms, and meeting space for 10 months, we know how important the physical building is to our Sangha and to its activities. Without the kitchen and other space, we are very limited in our ability to hold our regular fund-raising events that support the temple to meet its ordinary expenses.

Remediation Fund

We need your support in meeting these costs. We are therefore starting a Remediation Fund to accept donations to cover the cost of this work. Our target is \$125,000, but no amount is too small to support the Temple. Donations can be made by e-transfer to calgarybuddhisttemple@gmail.com marked Remediation Fund, through Canada Helps at <https://www.canadahelps.org/en/dn/39361>, by cash or cheque at Temple services, or by mail to Calgary Buddhist Temple, 207 – 6 St NE, Calgary, Alberta, T2E 3Y1. Please include your mailing address so that we can provide you with a tax receipt.

If you have any suggestions about fundraising for this work, we would love to hear from you.

We are so thankful and very grateful for our always supportive Sangha.

We also want to thank the Sangha members who have been working on this project: Ken Nishi, Lester Ikuta, Barrie Robb, and Evan Oshiro. And thank you to Robert Sensei who has continued to work through the mess and to support the Board and the Sangha.

In gassho,

Board of Directors / Calgary Buddhist Temple