



# SOUTHERN ALBERTA PIONEERS

## FOUNDATION NEWSLETTER

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[Foundation's Website](#)

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September 2022



**Shawn Hendry**

**President, Southern Alberta Pioneers  
Foundation 2021-2022**

Hopefully you have had a chance to see the Memorial Building over the summer as the building and grounds are looking fantastic. John Hutchings and his team on the Building Committee are doing an incredible job and committing their time to completing many projects at the building. The grounds also look great from the efforts of our Rental Coordinator, Gabrielle. The sunflowers on the East side of the building are impressive again this year. Thanks to those who have contributed!!!

## President's Message

The building was well utilized for our events with the Stampede BBQ, Stampede Breakfast, Pioneers Tea and Historical Societies gathering. People who were first time visitors were very impressed with the Building and our historical displays. Very successful!

As noted in the SAPD Presidents Message, coming up we have the

### **Annual General Meeting (AGM) and the 100th Annual Round-Up Dinner and Silent Auction,**

with the  
theme

**"Return  
to the  
Roaring  
20s!"**



We look forward to seeing you at this event.

As reported in my last message, we are currently up to date with

requirements on our life-cycle report (based on the Building Condition Assessment (BCA) Report completed by the City of Calgary). However, we have some significant projects coming up in the next few years, including log refurbishment and windows, that we will be evaluating and applying for grants for over the coming months.

The defibrillator for the building has been received and is mounted in the vestibule outside of the office.

We saw our rentals increase through the summer in June, July and August. We do see some drop off through the fall and early winter that we hope to fill in over the coming months. We thank Gabrielle for her efforts in renting our fabulous facility. Please do not hesitate to reach out if you are interested in renting.

**Members do receive a 10%  
discount!**

Take care and stay well!

THIS NEWSLETTER CAN BE READ AT and PRINTED FROM <http://pioneerbuilding.ca/newsletter.html>

# Memorial Building Committee Report

by John Hutchings, Building Committee Chair

## Major Pending Projects

As mentioned in prior Newsletters, consultants to the City of Calgary (who we lease our building from) conducted a Building Condition Assessment (BCA) that assesses the physical condition of our building and property. From this BCA, a “Life Cycle Report” was issued that identified 106 items that require action over the next twenty-five years, including 23 items that require attention in the next five years. Most of these items are minor and can be accomplished with minimal costs. The BCA process is done every five years.

The following is a list of the major projects identified in the Life Cycle Report that need to be completed in the next few years. The estimated cost is in the range of \$220,000 to \$260,000.

- Repair and refinish timber log walls on the building perimeter based on findings and recommendations
- Repair stone mortar on the chimney structure on the building’s west elevation
- Replace gutters and downspouts
- Replace spalled/missing stones and re-point cracked mortar joints on the flagpole stone base, and the stone pillars at the site east entry gate
- Refinish hardwood flooring surfaces located in the southwest basement storage room
- Replace windows on the original building: North, South & East Elevations
- Scope study to replace sanitary sewer system

## Funding

### Canada Community Revitalization Fund (CCRF)

On July 23, 2021, we applied for a Federal Government CCRF Grant to cover 75% of the costs for the major items identified on the Life Cycle Report. However, our application was not successful as we were not in alignment with its program objectives and criteria.

### Community Facility Enhancement Program (CFEP)

With the help of Jason Moroz of Three Peaks, we submitted a CFEP application by the deadline of May 16. An updated Letter of Approval in Principle was received from the City as well as an updated budget quote from Chalmer’s Restoration. The new budget quote is 15% higher than the 2021 quote, which is not a surprise.

### Historical Resources Conservation Grant

Upon discovering the CFEP application failed, we made an application through the Heritage Preservation Partnership Program (HPPP) on January 31 for a grant of up to \$50,000. This is a Provincial Government agency. Upon follow-up discussions with HPPP, it became apparent that we cannot meet all HPPP’s requirements, mainly having the project completed this year. Therefore, we rescinded our application and will re-apply at the end of this year (before Christmas) to be ready to commence work in 2023.

## The members of the Building Committee for 2022 are:

John Hutchings (Chair)	403-613-9798	<a href="mailto:sap.office@pioneersalberta.org">sap.office@pioneersalberta.org</a>
Dan Shaw	403-861-3000	<a href="mailto:danshaw1959@gmail.com">danshaw1959@gmail.com</a>
Carl Ringdahl	403-246-6180	<a href="mailto:carl.ringdahl@shaw.ca">carl.ringdahl@shaw.ca</a>
Jeff Hill	403-225-2397	<a href="mailto:jeff.hill@shaw.ca">jeff.hill@shaw.ca</a>
Dylan Viste	403-854-8978	<a href="mailto:DCViste2202@gmail.com">DCViste2202@gmail.com</a>
Alan Love	403-797-4540	<a href="mailto:alanlove950@gmail.com">alanlove950@gmail.com</a>



## Community Conservation Grant (CCG)

Depending on the success of the CCRF and CFEP Grants, the City of Calgary CCG program can cover up to a maximum of 75% of the project costs. The application process for this begins when we receive the decisions from the HPPP and CFEP.

There are no guarantees of the funding amount we will receive from these Grant applications. If it is significantly less than what we requested, we must find alternate funding sources.

## Handicap Lift

We have received the 2022 permit from AEDARSA (Alberta Elevating Devices Amusement Rides Safety Association) that won't expire until March 31, 2023. The inspectors performed their semi-annual inspection on June 13, and it was all good. The second inspection is scheduled for September 6. Venture Elevator serviced the lift on April 26.

## Rentals

The summer season has been very active for facility rentals with numerous weddings, celebrations of Life, family re-unions and other functions. Not only are rentals vital in keeping the building financially afloat, they also satisfy the lease requirement that



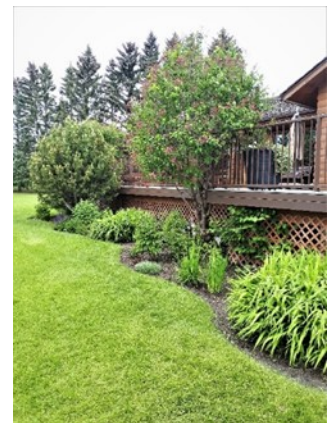
The Memorial Building is a popular site for renters to see tall and healthy sunflowers!

states that our facility must be accessible to the public at least 50% of the time. We would like to have more rentals during our slower winter months, such as corporate conferences, retreats, etc.

If your company is looking for such a venue, the Memorial Building is an excellent and unique location. Remember, that as members you receive a 10% discount on the rental rate. Please call Gabrielle Leah at 403-807-0550 for any rental enquiries. Also if you are going to visit the Building other than Historic Monday, please contact Gabrielle to be sure that the building is not occupied with renters that day

## Gardens

Gabrielle has once again stepped up and worked tremendously hard in making our gardens beautiful and attractive. However, she could use some help in the garden ... especially the weeding.



## Landscaping and Snow Removal

We have engaged Affordable Lawn and Snow Service for a two-year term commencing April 2022. They did a great job doing the spring cleanup on May 4. This is usually done in April, but the snowy days put them behind schedule. The spring cleanup included power raking and aeration.

The stones on the front yard entrance way were relevelled and upgraded.

## Irrigation and Fire/Sprinkler Inspections

Johnson Controls performed their annual fire alarm inspection, wet sprinkler / antifreeze and fire extinguisher servicing on June 2.

Raintech fixed the faulty sprinkler head located in the front flower bed on May 31.

The irrigation system will be blown out on Oct. 6.

*Continued on next page ...*



## Front Entrance

The front entrance staircase was in dire need of a coat of paint Dan Shaw painted them and repaired tread grips on May 24, 2022 – Thank you Dan



## Flagstones

The flagstones just before the front stairs also got reset.



## Parking Lot Drainage

The heavy rains we had in June showed that the drain system on the parking lot is semi-clogged. We notified the City and were told it was our responsibility to fix it. We then called a contractor and, luckily, it was an easy fix and only took about a day for the large puddle to drain. So they did not charge us.

## Internet

We have experienced spotty internet service through our current provider: Shaw. As such, we switched our provider to Telus for a three-year term. They provided an advanced technology called “Pure Fibre”. Now all our existing phone and internet services are with Telus.

## Refrigerator

The compressor and fan in our commercial grade refrigerator was replaced in July. This was a major job so, hopefully, the fridge will be in good operating condition for many years to come.

## Furnace

When the large (upstairs) furnace started to make loud noises, we called in Secure Mechanical on June 1 and found the motor shaft and bearings were damaged beyond repair. A new motor was installed on June 7. Very fast turnaround.

## Defibrillator

Requests have been made to have a defibrillator available in the building. This was a good idea considering the age groups that use our facility. Dylan Viste ordered the machine and picked it up on May 29. It is located in the cabinet mounted on the wall in the office vestibule. The mirror that was there was relocated to the men’s washroom.

## Dishwasher

The dishwasher in the downstairs kitchen is not operable. This is rarely used as virtually all the functions in the building are catered. A decision needs to be made to either spend money on making it operational or remove it and convert the space into cupboards or drawers. This is not a high priority item..



Before

## BBQ

Carl Ringdahl and John Hutchings painted the BBQ on May 31.



After