



SOUTHERN ALBERTA PIONEERS

FOUNDATION NEWSLETTER

Southern Alberta Pioneers' Memorial Building • 3625 4th Street SW Calgary Alberta T2S 1Y3 • Phone 403-243-3580

Vol. 2 No. 2

[Foundation's Website](#)

E mail: sap.office@pioneersalberta.org

January 2023



David Mackie
President Southern Alberta
Pioneers' and Their Descendants
2022-2023

Hello everyone. Time has flown by since our successful AGM where I was elected your President for the next 12 months. The executive members of the board are:

- Vice President: Bev Prieur
- Treasurer: Brian Rogers
- Secretary: Carla Begalke
- Membership Secretary: Sharon Hoiland
- Past President: Shawn Hendry

See Page 12 of the SAPD Newsletter for a full list of Directors and Committee members.

President's Message

We are working with the City to manage our Financial Risk rating. Our post-COVID rental revenues are up considerably, so this should take care of itself over time.

The Hall and outdoor shed were both broken into this past Fall, with physical damage to the Hall and missing items from the storage shed. (Details on page 4.)

We are working through this with the Insurance Company, contractors, and volunteers to make all the repairs. Overall, it could have been much worse than it turned out.

We should be better off now with more secure doors, latches, and hinges for the future.

Thanks to John and the Building Committee for getting all of this rectified. It is very important that the building is secure, so this is greatly appreciated.

As your new President, I really appreciate everyone's help and support as we move forward through the year ahead.

I hope you had a very joyful and festive Holiday Season with your Families and Friends.

All the Best.

Southern Alberta Pioneers' Memorial Building
Rental Agent: Gabrielle Leah—403-243-3580



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 (from whom we lease our building) 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 with a budget estimated cost 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’s east entry gate
- Refinish hardwood flooring surfaces located in the southwest basement storage room

- Replace windows on the original building: North, South and East Elevations
- Replace sanitary sewer system as per scoping study

Funding

Community Facility Enhancement Program (CFEP)

We have submitted the CFEP application; deadline was on May 16, 2022. Jason Moroz of Three Peaks assisted us in the preparation, but we did actual submission.

The City gave us an updated Letter of Approval in Principle. Chalmer’s Restoration provided an updated budget quote that is 15% higher than the 2021 quote, which is not a surprise.

The status of our submission was supposed to be available to us in November 2022; however, we

were advised that the decision process was delayed and notification for the grant award would probably (hopefully) be coming early in this New Year.

Historical Resources Conservation Grant

Once we receive the CFEP decision, we can apply for a Heritage Preservation Partnership Program (HPPP) grant of up to \$50,000. HPPP is a Provincial Government agency.

Community Conservation Grant (CCG)

The City of Calgary CCG application process can begin when we receive decisions from the HPPP and CFEP applications. Depending on the success of these grants, the CCG program can cover up to a maximum of 75% of the project costs.

Rentals: Southern Alberta Pioneers’ Memorial Building

Rental Agent: Gabrielle Leah—403-243-3580

The fall season was very active for facility rentals, especially in September, October and, of course, December for Christmas parties. We are grateful to have Gabrielle Leah on board managing the rentals and keeping the building in pristine shape. Rentals are vital in keeping the building financially afloat. They also satisfy the lease requirement that 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 months – January to April – such as for corporate conferences, retreats, etc. So, if your company is looking for such a venue, the Memorial Building is in an excellent and unique location.

Remember that, as SAP members, you receive a 10% discount on the rental rate. Please call Gabrielle at 403-807-0550 for any rental enquiries. Also, if you are going to visit the Building other than on Historic Monday, please contact Gabrielle to be sure that the building is available to visit on that day.

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.

Savour Magazine

The Savour Magazine is available free of charge at several food markets throughout Calgary, making it a great place to promote rentals at our Memorial Building.

Therefore, to better promote our venue, especially for weekday and corporate rentals, last fall we negotiated a deal with the Magazine giving them a reduced rental fee for one of their functions in exchange for giving us a half-page advertisement in its magazine. Details of the ad and in which edition it will appear are pending, so keep an eye on Savour Magazine.

Christmas Decorating

The annual Christmas decorating at the building was held on November 20. This included completely re-wiring the Christmas tree, which was quite a feat.

Many thanks go out to the following volunteers who came out to help:

- Dave and Sandy Mackie
- Maureen Hill
- Dave Wake
- Carla Begalke and Lane Begalke
- Dan Shaw
- Terri and Wayne Hohner
- Robin Arthurs and
- John Hutchings.

(Hopefully I did not forget to acknowledge anybody.)

Special thanks to Gabrielle Leah who spent many hours completing

the remaining work, especially the mantel piece. There have been numerous praises from members and visitors alike.



However, we are in need of more decorations: to donate some of yours, please contact Gabrielle Leah at 403-807-0550. Of special interest is an artificial tree for downstairs.

Lawn Care / Snow Removal

We had a quick transition from summer to winter this past fall. Affordable Lawn Care completed the fall cleanup just in time on Oct. 31 before the winter snow came.

The snow clearing service contract was set to begin on November 1 and to end on March 31, giving us unlimited parking lot clearing in that time frame. As of November 9, the service had already cleared the lot twice. We did have to pay extra for clearing the snow that came on October 22 as it was outside the winter season; however, this was in our budget.

Furnaces

The building continues to have furnace problems, especially with the large one; the latest being a linkage broke in the dampener. Secure Mechanical fixed

it on November 2 and performed the semi-annual maintenance on November 17. We considered replacing the thermostats with simpler ones, but we are told that we have to keep the current thermostats as they are the only ones compatible with Engineered Air furnaces. Since the servicing, the furnaces seem to be functioning normally.

Dishwasher

A reminder that 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 removing it and converting the space into cupboards or drawers. Note: this is not a high priority item.

Carpet

The heirloom carpet in the main room is deteriorating rapidly; the edges are fraying and the seams are unravelling. A decision needs to be made to either replace it or repair it. Another option is to move it downstairs where there is much less traffic. Nevertheless, it still requires cleaning now as the last time it was cleaned was December 2019, prior to the building upgrade.



Carpet Condition December 7, 2022

Building Security

Storage Room door and Caterer's Shed Break-ins

On Halloween night around 8:00PM, the building alarm was sounded. The intruders came through the side door (by the A/C units) and into the basement where they kicked in the lower access door, plus the door into the storage room and the door into the historical office.



It appears nothing was stolen, and damage was limited to the three doors. Once notified, the City Police came to investigate and prepared a statement.

On the evening of November 17, both of our sheds got broken into. The thieves gained access by removing the pins on the door hinges.

Two pop-up tents were stolen as well as a canopy tent owned by one of our members. Other items such as old tools were also taken.

Since we did not have a comprehensive inventory list, it is impossible



to state what exactly was taken. Again, the City Police were notified.

Door and Hinge Repairs

Repairs done by Calgary Lock and Safe (aka Calgary Door Services):

December 2

- Installed new hardware and strengthened the door frame on the outside door (side of building. by the A/C units)
- Strengthened the frame on the inside door at the bottom of the ramp
- Reconfigured the latch on the outside door (by the kitchen) to make it more secure

December 7

- Installed new high security hinges with non-removable pins on the two sheds

Note: The existing locks are of high quality and do not need replacing.

We believe volunteers will be able to repair the storage room door frame and replace the Historic office door with a new door from Home Depot (or equivalent). In the meantime, the two doors are temporarily fixed (e.g., patching has been applied to the office door).

Building Keys

The main and kitchen door locks were re-keyed and new keys were issued to the designated personnel.

The Fire Dept. lock box key was also replaced.

With new keys and bolstered hardware and door frames, the building is now very secure.

June 9, 1955, [Calgary Herald](#)

Memorial building a pioneer tribute

A dramatic and colorful tribute to the pioneers of southern Alberta was enacted in South Calgary Wednesday afternoon as Lieutenant-Governor J.J. Bowlen officially opened the new Pioneer Memorial building.

The \$50,000 building is set in a fine location at 4th Street W. and 36th Avenue, with one of Calgary's loveliest panoramic view of the city framed by the Rocky Mountains.

The speakers addressing the audience of nearly 500 were introduced by Norman K. Luxton of Banff, president of the men's section of the Southern Alberta Pioneers and Old Timers Association (1954).

The members of the Building Committee for 2023 are:

John Hutchings (Chair)	403-613-9798	sap.office@pioneersalberta.org hutch27@shaw.ca
Dan Shaw	403-861-3000	danshaw1959@gmail.com
Carl Ringdahl	403-246-6180	carl.ringdahl@shaw.ca
Jeff Hill	403-225-2397	jeff.hill@shaw.ca
Dylan Viste	403-854-8978	DCViste2202@gmail.com