



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. 3

[Foundation's Website](#)

E mail: sap.office@pioneersalberta.org

May-June 2023



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

President's Message

Hello again,

Since our last Newsletter in January, we have been busy with our Social Events and Historical activities, as well as planning a major capital expenditure to preserve and enhance the Memorial Building.

We have recently had our Vice President permanently resign, so we are again in need of candidates to step up and make themselves known to any of our Board Members. Our organization runs on Volunteerism - and without it, we are not as strong or resilient. To apply for this position, call me directly at 403-510-7769

The 2023-2024 Capital Lifecycle Project is up and running, and planning is well underway. Our Committee of five people are working with an Engineering Consulting Firm, the City of Calgary, Advisors and Contactors. The capital cost of the project will be around \$250,000. The project will officially start in August with the acquisition of three quotes from eligible contractors. If all goes as currently scheduled, the actual Construction Phase will run from April – June 2024.

Southern Alberta Pioneers' Memorial Building

Rental Agent: Gabrielle Leah—403-243-3580



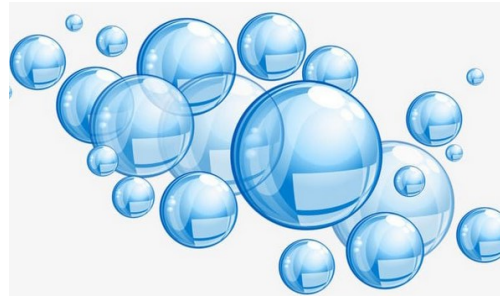
Items on our list for the Building Conservation, upgrades and repairs are summarized briefly here:

- repair and refinish the exterior log walls
- replace the gutters
- repair all the existing stonework (chimney, flagpole and gate posts)
- replace windows
- refinish basement flooring, and
- seal and refinish the parking lot

It was a long, cold snowy Winter, so we should all get out and enjoy some sunny outdoor activities. I wish you all the best for the Summer ahead and hope to see you at the Memorial Building for one of our Stampede Events.

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

spring cleanup



by John
Hutchings

Our annual member spring cleanup was held on April 29. It was a good day weather wise.

We had about 20 hard working volunteers who were treated afterwards with Jeff Hill's award-winning BBQ hot dogs and refreshments provided by Dan Shaw and David Mackie.

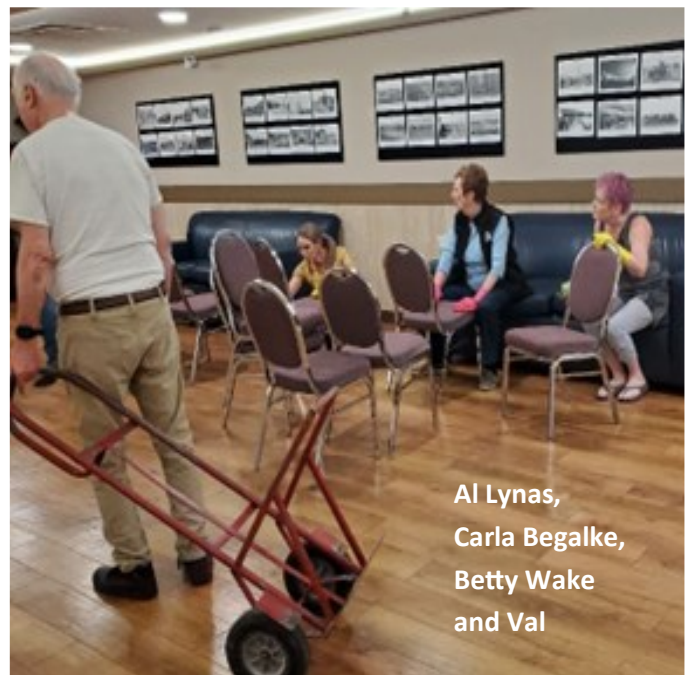
Thank you for the following people, in no particle order, who worked hard in completing various tasks (apology if anybody is missing):

- Wayne Hohner – Cleaning benches, plaques, deck, handicap lift



- Sandy Mackie – Cleaning shed walls and outdoor ash trays
- Shawn Hendry – Raking and general yard cleaning
- Al Lynas and Val – Cleaning chairs and tables upstairs and downstairs
- Carla Begalke – Cleaning chairs and tables upstairs and downstairs
- Dave & Betty Wake – Cleaning chairs and tables upstairs and downstairs
- Martin Jones – Eavestrough cleaning and general cleaning with his power washer

- Darcy & Riley Dean – Raking under trees and general yard cleaning
- Carl Ringdahl – BBQ cleaning
- Jeff Hill – Windows and general cleaning
- Kathleen Rogers – Cleaning kitchen drawers and cupboards
- Brian Rogers – Shed wall and general cleaning
- David Mackie – Raking and general yard cleaning



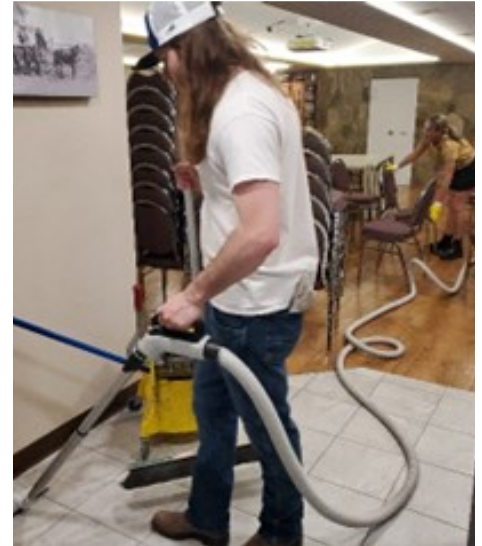


Dan Shaw, Lana Jones and Mike Kobluk

- Dan Shaw – Cleaning out eavestrough, window cleaning, and being a jack of all trades
- Lana Jones – Cleaning / dusting / oiling furniture, window cleaning

- Mike Kobluk – Window cleaning, outside and inside, including blinds
- John Hutchings – Dog poop scooping

Cole Viste –
Cleaning out
garbage bin
enclosure
and
downstairs
chairs and
tables



2023 Life Cycle Project

The next major project derived from the Life Cycle report has been kicked off.

Project Committee

A motion to create an Ad-Hoc project committee was moved and approved at the February 21 Board meeting. The members of the committee comprise of:

- Brian Rogers
- Dan Shaw
- Shawn Hendry
- Dave Mackie
- John Hutchings

The following is a list of the scope of work:

- 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 and East Elevations
- Repair parking lot

Preliminary Schedule

- August 2023 – get quotes from 3 contractor's
- September 2023 – have heritage planner review quotes, then adjust as needed

- October – December 2023 – Apply to the CCG. This includes the time the grant takes to process.
- January 2024 – City of Calgary Financial Review
- February 2024 – Award contract to contractor. Note that they might have to adjust their quote based on time elapsed from when we applied to the CCG. We may also adjust the scope pending on the costs and how they compare with our budget.
- April – June 2024 – Construction Execution.

Funding

We have received funds from the Provincial Community Facility Enhancement Program (CFEP) for about 25% of the project estimated cost. The remaining costs will come from the City of Calgary’s Community Conservation Grant (CCG) which compensates up to 75% of the project cost up to a maximum of \$300,000 per year.

We also accept donations (which are tax deductible) from generous individuals to fund items that the CFEP and CCG will not cover.

Three Peaks Consulting Group

We have secured the services of Three Peaks Group to provide Project Management services for this project. Three Peaks partners are Jason Moroz and Dan Anderson, who have extensive experience in Community Hall projects where the Three Peaks contract is split into two: the planning, and execution portions.

A proposal package is being prepared then we will be going out to quote to a minimum three bidders. The intent would be to get the quotes, then adjust the scope to suit the budget.

The major challenge is the timing of the work to minimize disruptions to the operations of the building such as rentals and SAPD events.

Building Structural Integrity Study:

- The May 2022 quote we received from Chalmers Heritage Conservation Ltd. noted that the centre portion of the building roof is sagging and proposed that an engineering study should be completed to determine the integrity of the roof.
- The City of Calgary’s Engineering Consulting Program (ECP) can conduct this study at no cost to SAPF upon application.
- The application to ECP has been completed and signed by David Mackie on April 12, 2023, and was submitted, along with the motion that was passed in the April 2023 Board meeting.
- An approval letter dated May 2, 2023, was received from the City. The City through the CCG will pay 100% of the Engineering costs. The City has engaged the firm Morison Hershfield to undertake the study. If we want to use another firm, it will be on SAP’s expense.

Parking Lot Upgrades

We have received quotes from Economy Paving and Calgary Paving for the parking lot upgrades, scope of the work is:

- Seal cracks in pavement
- Apply sealant over entire surface
- Replace three parking blocks
- Paint lines and direction arrows

The quotes are currently being analysed.

**To apply for VICE PRESIDENT of the
SAPF Board of Directors**

**Contact David Mackie at
president@pioneersalberta.org**

or call him at 403-510-7769

Memorial Building Committee Report

by John Hutchings, Building Committee Chair

Rentals

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 during the winter 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.

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.

To rent the Memorial Building, call Gabrielle Leah at 403-243-3580

Savour Magazine

We negotiated an arrangement with Savour Magazine for a reduced rental fee (\$500 plus cleaning fee) to provide us a half page advertisement to promote our building rentals, free of cost; this is valued at \$1800. Details of the ad and which edition it will appear in are pending. Savour Magazine is free to the public and is available at several food markets throughout Calgary. This

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

makes it a great opportunity to promote our rentals, especially weekday and corporate rentals.

Lawn Care / Snow Removal

The summer season is upon us, and Affordable Lawn and Snow Clearing are commencing year two of their two-year contract. They did the spring power raking and cleanup on April 20.

Handicap Lift

The yearly contract with AEDARSA (Alberta Elevating Devices Amusement Rides Safety Association) has been renewed and a Permit of Operation was received that is valid from April 1, 2023, to March 31, 2024. AEDARSA will be scheduling their semi-annual inspection shortly.

Furnace

There have been no issues with the furnace since the last report.

The two-year term mechanical maintenance contact with Secure Mechanical is expiring on June 17, 2023; therefore, we are planning to obtain competitive

quotes for another two-year contact.

Dishwasher

The dishwasher located in the downstairs kitchen is now operational. Thank-you Dan Shaw for hooking up the water supply line. It was used twice during the Gold Card Tea.

Carpet Binded & Trimmed



The heirloom carpet in the main room (30' x 20') was deteriorating rapidly with the edges fraying and the seams unravelling.

Heirloom Rug Cleaning Ltd. removed the carpet and underlay on March 28, cleaned it in their machine (it was extremely dirty), then reinstalled it on April 13.

Heirloom repaired the seam down the middle and bound the edges.



We also got them to trim the carpet (about two feet) on the east end so as the tables by the stairs no longer sit on the carpet. This also lessens the tripping hazard by the kitchen.

They recommend that we clean the carpet yearly onsite.

Heating & Alarm Systems

The contract with Johnson Controls (JCI) for inspecting our systems has been renewed for another three years. Annual inspections include:

- Backflow valves inspection (completed March 8)
 - Reports received but ...
 - There is a discrepancy on the serial number of one of the valves. The report shows 41311 but the valve tag shows 91311. JCI is following up on this.
- Fire Alarm System (completed April 5)
- Fire Extinguisher servicing (scheduled for June 9)
- Wet Sprinkler Fire System (schedule TBA)

Umbrellas

After a sudden squall descended on the grounds and damaged the umbrella beyond repair, we decided to install a sunscreen canopy, which is removable. This action is pending.

Front Gate

The keypad for the front gate was replaced on February 13. It is a wireless system powered by a 9-volt battery, which is supposed to be replaced every two years.

Flags

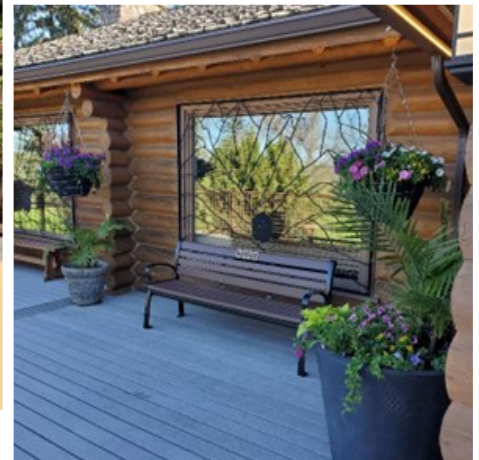
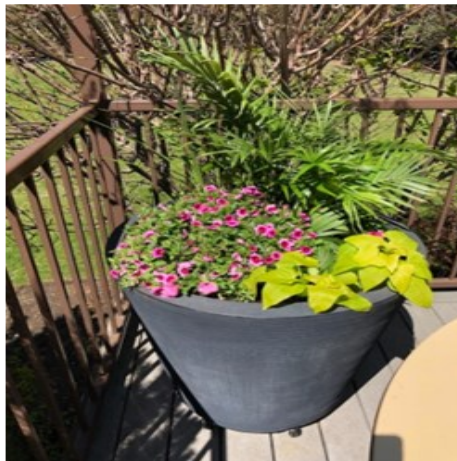
We obtained three new SAP flags (72" x 36") from Process Colour Print (formerly Flagworks). The colours, which match our logo, are:

- Blue - Pantone # 294
- Yellow - Pantone # 116



Gardens

Gabrielle Leah has started the gardening and has bought some plants to start the hanging baskets and flowerpots.



She really needs help with the weeding of the flower beds which is an endless task, so if you would like to lend a hand, please call Gabrielle at 403-807-0550; she would really appreciate it.

Plus, since we have a limited budget we respectfully ask for any small donations in order to buy more plants, which would go a long way in making the grounds pristine.

