



# SOUTHERN ALBERTA PIONEERS

## FOUNDATION NEWSLETTER

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

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[Foundation's Website](#)

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September 2023

## President's Message

**H**ello again,

Happy end of Summer. I hope you are all well and have had some great Summertime moments with your Families and Friends.

The Pioneer Memorial Building and its grounds have been well appreciated by members, visitors, and contracted renters this past year to date, and we plan to create a festive Christmas-themed atmosphere by decorating the Hall in November.

A fairly serious hailstorm passed over the yards around the Memorial Building and other areas of the City on July 15<sup>th</sup>. There was considerable damage to our trees and gardens as a result. Thanks so much to Gabrielle for cleaning up the big mess and for keeping our gardens and flowers in such great condition and looking so beautiful.

We continue to work with the City, Engineering firms and Contractors



**David and Sandy Mackie at the Rotary House**

on our Community Conservation Grant (CCG) and the Memorial Building renovation and conservation project.

Since this is my last President's Message, I want to thank you for the opportunity to serve you, and for the amazing support from all of you! It has been an Honor to have been elected your President and to guide, support and promote our great Organization.

All the best,

**David Stuart Alexander Mackie, President  
Southern Alberta Pioneers' and  
Their Descendants**

**2022-2023**



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

# 2023-24 Life Cycle Project Report

by John Hutchings, Building Committee Chair

As mentioned in prior newsletters, consultants to the City of Calgary (from whom we lease our building) conducted a Building Condition Assessment (BCA) to assess the physical condition of our building and property. This is done every five years.

From this BCA, a “Life Cycle Report” was issued that identified 106 items that require action over the next 25 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.

There is, however, some major work that needs to be done immediately; therefore, a project taskforce has been set-up to plan, secure grants, and execute the work. The following are the details of the work:

## Scope of Work

- Repair and refinish timber log walls on the building perimeter
- 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 east entry gate
- Refinish hardwood flooring surfaces in the History Committee office
- Replace 12 windows on the original building: North, South, and East Elevations

## August 29, 2023 – Board Meeting

The SAPF Board moved and approved a motion to create an Ad-Hoc project committee at the February 21, 2023, Board meeting.

The committee members are:

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

## Schedule / Milestones

- 2021
  - o May – Received preliminary scope of work and budget quote from Dave Chalmers of Chalmers Heritage Conservation (CHC)
- 2022
  - o May – Submitted a grant application to the Community Facility Enhancement Program (CFEP) Small Funding Stream for about 25% of the project cost.
- 2023
  - o January – CFEP Grant successful; received grant money on February 7, 2023
  - o January – Engaged Three Peaks Consulting Group to provide Project Management Services for this project
  - o Three Peaks partners are Jason Moroz and Dan Anderson
  - o August 8 – Received “Project Support in Principle” letter from the City of Calgary
  - o August – Solicited quotes from three contractors; the quotes were received August 31, 2023. As of this writing, the quotes are being processed and analysed. The three bidders are:
    - Calibre Construction
    - Create Construction Management Group
    - CHC Ltd.
  - o September – Have heritage planner review quotes, then adjust as required

- o October - December – Apply to the Community Conservation Grant (CCG) to cover the remaining 75% of the costs. This includes the time the grant takes to process.

- 2024
  - o January – City of Calgary financial review
  - o February – Award contract to contractor
  - o March-mid-June – Construction execution

# Building Structural Integrity Study (BSIS)

by John Hutchings, Building Committee Chair

Separate to the Life Cycle project, this BSIS engineering study is currently being conducted on the structural integrity of the Memorial building. The following is a brief outline of this work.

The May 2022 quote we received from CHC 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.
- David Mackie completed and signed the application to ECP on April 12, 2023, after which time it was submitted, along with the motion that was passed in the April 2023 Board meeting.
- May 2, 2023 – We received an approval letter from the City. The City, through the CCG, will pay 100% of the Engineering costs. The City has engaged the firm

Morrison Hershfield (MH) to undertake the study.

- May 24, 2023 – Initial site visit by MH
- June 1, 2023 – Received a “comfort letter” from MH indicating that the building is safe and is not in imminent danger of collapse
- July 11, 2023 – Morrison

Hershfield conducted an initial 3D scan of the building trusses.

- o Follow-up scans are scheduled for October 2023, and for January, April, and July 2024
- o A final report and recommendations to be prepared at the end of July 2024



3D scan — July 11, 2023

# Memorial Building Committee Report

by John Hutchings, Building Committee Chair

## The members of the Building Committee for 2023 are

John Hutchings (Chair)	403-613-9798	<a href="mailto:sap.office@pioneersalberta.org">sap.office@pioneersalberta.org</a> or <a href="mailto:hutch27@shaw.ca">hutch27@shaw.ca</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>

## Rentals

**S**o far, in this fiscal year (June 2023 – May 2024) we have 70 rental days booked including 45 bookings in June, July and August.

Not only are rentals 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. Members receive a 20% discount on the rental rate.

Anyone wanting to visit the building other than on Historic Monday needs to contact Gabrielle to be sure that the building is not occupied with renters that day.

### Southern Alberta Pioneers' Memorial Building

Please call Rental Agent Gabrielle Leah at 403-807-0550 for any rental enquiries.



## Utilities

Our two-year fixed rate plan with ATCO for Electricity and Natural Gas expires on October 8, 2023. Per the August Board meeting, we are going to renew with a three-year plan, albeit with higher rates.

## Furnace

During the hot days of summer, the condensation produced by the A/C coils above the furnace was not draining properly and caused minor flooding in the furnace room. After many attempts, our service provider could not seem to fix the problem, so we contacted Way-Tech Mechanical to look at the situation. After a couple of visits in July, Way-Tech re-piped the drainage system and, as of this writing, there has been no water problems.

## Refrigerator

When the fridge broke down just before Stampede Week on July 6, Suntech Refrigeration fixed it by replacing the capacitor and relays. Luckily, they had the parts on hand and it was repaired in one visit.

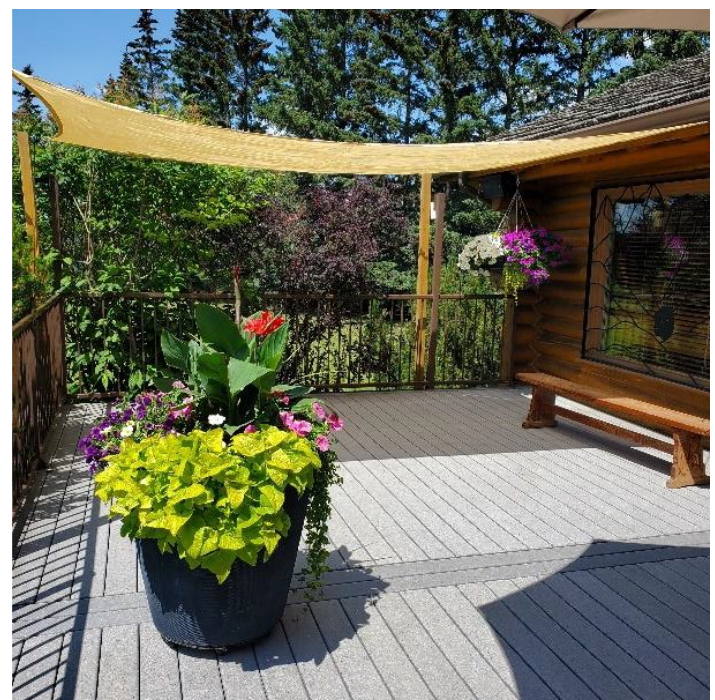


## Lady's Washroom Lights

Also on July 6, the lights in the lady's washroom were not working. We called Stampede Electric who replaced an electrical box in the attic.

## Umbrellas / Sunshades

A sudden squall descended on the grounds last fall and damaged the umbrella beyond repair. We got a new umbrella for the deck and installed a 10' x 10' sunscreen canopy that is removable. Thank you Dan Shaw for procuring and installing the umbrella and canopy.



## Handicap Lift

The lift broke down in July during a rental; Venture Elevator was called out and they replaced a switch.

The yearly contract with AEDARSA has been renewed and our Permit of Operation is valid from April 1, 2023 to March 31, 2024. AEDARSA performed an inspection on August 14 and it is all good; no directives were issued.

## Johnson Controls

The contract for inspections has been renewed for another three years with Johnson Controls (JCI). These annual inspections include:

- Backflow valves inspection (completed March 8)
  - We received the reports but there was 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 5th)
- Fire Extinguisher servicing (completed June 9)
- Wet Sprinkler / Fire System (completed July 19)

## Irrigation System

On July 20, a neighbour spotted water gushing out of a sprinkler head at the back of our property near the pathway. Raintech was called out to repair the

sprinkler head and they suggested that it could have been caused by vandals.

When the City of Calgary imposed Stage 1 water restrictions, SAPF was restricted to only using the sprinkler system once a week (Thursday or Sunday) for a maximum of two hours. Raintech came and reprogrammed our system to water each Sunday at 5:00 AM.

Raintech is also booked to blowout and shut down the system on October 5, 2023.

## Memorial Bench

Russell Moore donated a bench for the front deck in memory of his parents.



The new bench matches the existing one on the deck, so this is a nice addition.



## Gardens

Gabrielle worked hard this year to get the flowers planted, including the sunflowers and the hanging baskets and pots. The grounds are looking great.

However, a violent hailstorm hit the grounds on July 15 causing severe damage to the plants and littering the grounds with debris.



Hail Damage,  
July 15, 2023

Again, Gabrielle went above and beyond duty to clean up the mess and replace the lost flowers and plants. We are fortunate to have such a dedicated person onboard with us.

But we are in great need of volunteers to help with the weeding, which is an endless task.



Since we have a limited budget, we respectfully ask for any small donations in order to buy plants, which would go a long way in making and keeping the grounds pristine. Thank you to an anonymous Board member who gave Gabrielle a \$50 cash donation towards the gardens.



Hail Damage Repairs, August 8, 2023

## Lawn Care / Snow Removal

The summer season is nearing completion and our contractor, Affordable Lawn and Snow Clearing, are commencing year two of their two-year contract. They have done a good job so far.

# Online Reviews



The following reviews were posted on our Building website in the last couple of weeks.

- ★ We had our son's wedding at the Alberta Pioneer Lodge late in August 2023. To say that the facility and the team met our expectations is not fair. Expectations were well exceeded. Gabrielle and her team were fantastic. Not just ensuring that we understood their agreement, and how the facility was to be used, Gabrielle was a wealth of information on staging and helping us organize. We can't thank her enough for the help that she provided and the professionalism she brought to her work. Would I recommend this facility for an event? You bet, 5+ stars.
- ★ We held our wedding here and it was magical! Gabrielle, the space's organizer, was amazing. We cannot say enough good stuff about her and the venue. Thank you again Gabrielle!
- ★ We had a 100-person wedding here on July 1. The property was beautiful both inside and out, and Gabrielle was amazing to work with in organizing everything. I would definitely recommend checking this place out if you want to host your event at a really special venue.

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The **Memorial Building** is maintained and operated by the [Southern Alberta Pioneers' Foundation](#) and is suitable for:

- ⇒ **Weddings** (Ceremony, Reception, Dance)
- ⇒ **Parties** (Office, Private, Surprise)
- ⇒ **Business Meetings**
- ⇒ **Anniversaries**
- ⇒ **Birthdays**
- ⇒ **Reunions**
- ⇒ **News Conferences**
- ⇒ **Special Occasions**

### Rental Enquiries

Email: [Rental Coordinator](#)

Phone: 403-807-0550

Fax: 403-287-2485



3625—4 Street SW  
Calgary, AB T2S 1Y3  
Located in Stanley Park  
Open Monday 10:00 am  
Free onsite parking

