



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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President's Message

I hope everyone has survived the recent "Polar Vortex." It reminds me of the kind of cold I experienced on the farm in the 1960s. We lived in the farmhouse my Dad's family built after arriving in Alberta from Iowa in 1907. In 1957, my Dad traded grain to Keith Homes for a house package and we literally had a building bee to get it built. My point is, the house was heated with propane, and it was so cold at times the propane wouldn't flow from the tank to the house. Now that is cold. Mind you, we were told there was a coming ice age and we must prepare for it!

Business and Board Meetings

Renting the Memorial Building to the public and to members is an important source of income for SAPF. Even when the SAPD runs programs in the Building, it rents the space from the SAPF.

Another source of income is the money we raise from the Casino, which must be used based on the stipulated rules of the Alberta Gaming and Liquor Commission.

Having the Memorial Building open to the public is generally one of the stipulations.

The SAPF oversees virtually everything that relates to our Memorial Building and quarterbacks all things financial related to building maintenance and renovations (e.g., the grounds, the parking lot, snow removal, our lease arrangement with the City of Calgary).

During SAPF meetings, we discuss the Life Cycle of the Building and decide what needs to be done and when.

For example, a major project coming up is the re-thinking¹ of the logs on the outside of the building and replacing all the windows. The Building Committee deserves a lot of credit for all the hard work they put in to keep our building in great shape.

We are very lucky to have an excellent Liaison who facilitates our relationship with the City of Calgary.

Much of what we do (although not all) in terms of building



**Dexter Nelson, President
Southern Alberta Pioneers
Foundation – 2023-2024**

upgrades can be subsidized from grants. Sources would be the Province, the City of Calgary, and other granting agencies.

I will wind up this note wishing you all the very best and asking for your continued support and participation in activities specific to the maintenance of the Memorial building and grounds.

¹ Chinking is the material that fits between the imperfect joints of logs to ensure a "seal" from external elements (e.g. rain, snow and sleet) whilst eliminating heat loss and air infiltration.

Memorial Building Committee Report

by John Hutchings, Building Committee Chair

Rentals

The New Year is upon us, which traditionally starts out as a slow period in terms of the usage of the building for both member social functions and outside rentals.

So far this fiscal year (June 2023 – May 2024), we have 81 rental days booked with five months to go. Not only are rentals vital in keeping the building financially afloat, but 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 winter months (e.g., corporate conferences, retreats, etc.); therefore, if you have, work for or know of a company that is looking for such a venue, the Memorial Building is an excellent and unique location. SAPD Members receive a 20% 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 Mondays, please contact Gabrielle to be sure that the building is not occupied with renters that day.

Utilities

Our two-year fixed rate plan with ATCO for Electricity and Natural Gas expired on October 8, 2023. Quotes were obtained from three other reputable utility providers as follows:

BASE RATES	ATCO	ENMAX	Direct Energy	EPCOR
Electricity: \$ /k kWhr	\$12.39	\$29.01	\$17.29	\$12.79
Gas: \$ / GJ	\$4.99	\$8.50	\$6.79	\$5.99

Virtual Meetings

To enhance our audio/visual system, we obtained a camera that enables the building to hold virtual meetings on platforms such as Zoom or Micro-Soft

Teams. We have used this for the last few Board Meetings where people who could not attend could log in from their home computer and virtually attend the meeting. The system is not perfect, but it is being worked on so, hopefully, the irons can be wrinkled out and this system will be another selling point to potential renters.

Our previous base rate for electricity was \$6.89 /k kwh and gas was \$3.79 / GJ. After doing this comparison, we have signed up for a new three-year contract with ATCO.

Even though the base rates have significantly increased, the overall billing rates increased about 15% as the extra add-ons costs applied to the base costs did not increase as much.

We continue to keep track of the utilities costs.

Furnace

On October 15, 2023, during the setup for a rental function, a strong burning smell was detected coming from the furnace room. The fire department was notified and came to investigate. The furnaces were shut down and the fire department gave the go ahead to resume operations. Technicians were called out the next day and the culprit was the motor on the small furnace cratered. The motor was replaced, and the furnaces have been working fine since.



The beautiful \$300,000 Grand Piano at the Memorial Building

Christmas Decorating

Our annual Memorial Building Christmas decorating day was held on November 18. The building was transformed into a magical Christmas wonderland.

Thank-you to the following people who came out to make this happen:

- Alan Lynas
- Val Warner
- Dave & Betty Wake
- Carla Begalke
- Lane Begalke
- Kathleen Rogers
- Jeff Hill and
- Marcel Hebert, who also donated ornamental lamps and Christmas village figurines.
- Special thanks to Gabrielle Priel who did the finishing touches.



The members of the Building Committee for 2023/2024 are:

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

Life Cycle Project Committee Report

by John Hutchings, Life Cycle Project Committee Chair

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 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. The BCA process is done every five years.

There are, however, some major work that needs to be done immediately; as such a project task force has been set-up to who will be responsible 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 site east entry gate,
- Refinish hardwood flooring surfaces located in the History Committee office,
- Replace 12 windows on the original building: North, South & East Elevations.

Schedule / Milestones

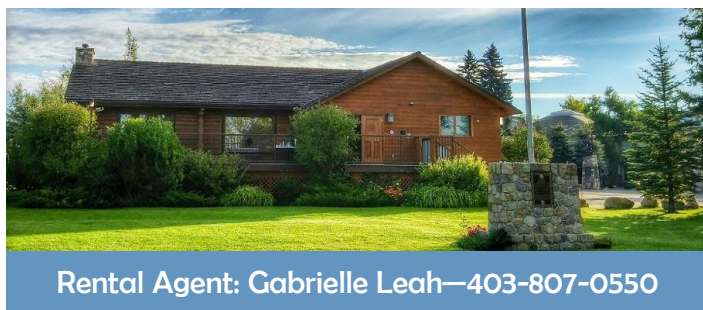
- May 2021 – Received preliminary scope of work and budget quote from Dave Chalmers (Chalmers Heritage Conservation Ltd.).
- May 2022 – Submitted a grant application to the Community Facility Enhancement Program Small Funding Stream (CFEP) for about 25% of the project cost.

- January 2023 – CFEP Grant successful; received grant money on February 7, 2023.
- January 2023 – Engaged Three Peaks Group (Jason Moroz) to provide Project Management Services.
- February 2023 – 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, John Hutchings, Dave Mackie (SAPD President)
- August 8, 2023 – Received “Project Support in Principle” letter from the City of Calgary
- August 2023 – Solicited quotes from three contractors. 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
 - ⇒ Chalmers Heritage Conservation Ltd
- September 29, 2023 – Applied to the City of Calgary Capital Conservation Grant (CCG) for project funding for 75% of project costs.
- October 19, 2023 – Received Project Approval from the City of Calgary Heritage Planning and Development Department.
- November 30, 2023 – Received CCG funding approval for up to 75% of project costs.
- January 2024 – City of Calgary Financial Review. This review provides the final step for project go ahead.
- January 2024 – After the Financial Review, award contract to contractor.
- March – Mid June 2024 – Construction Execution.

Building Structural Integrity Study

Separate to the above Life Cycle Project, an 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 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 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 not in imminent danger of collapse and is safe.
- July 11, 2023 – Morrison Hershfield conducted initial 3D scan of the building trusses, with a follow-up scan on November 7, 2023. The next ones are scheduled for January 2024, April 2024 and July 2024 with a final report and recommendations prepared by the end of July 2024.



Rental Agent: Gabrielle Leah—403-807-0550