



SOUTHERN ALBERTA PIONEERS

FOUNDATION NEWSLETTER

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[Foundation's Website](#)

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President's Message

It is with great pride and enthusiasm that I present my SAPF report.

Southern Alberta Pioneers (SAP) Charitable Endowment Fund Initiative

I want to thank Shawn Hendry and Brian Rogers for their diligence and vision to see how this Endowment will provide a financial legacy to our Membership and Association.

I will quote ever so briefly from Shawn's SAP Charitable Endowment Fund Initiative report:¹

"The operating expenses and upkeep of the Memorial Building is the major cost for the Southern Alberta Pioneers' Foundation. Currently, income from renting the building is not sufficient to cover our annual expenses. This shortfall is covered in part by member and external donations, by fundraising events (such as the Round Up Silent Auctions), and withdrawals (as a last resort) from the Memorial Building Fund

"The Foundation established the Memorial Building Fund in the mid 1990's to provide long term funding for the maintenance of the Memorial Building, the historical artifacts and library. The fund has been successful in raising funds for major building projects but was not intended to cover

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



annual operating shortfalls. We continue to have a goal of increasing this fund over time to support the long-term life cycle requirements for the physical maintenance of the building.

*"In 2024, we are looking to establish a **Charitable Endowment Fund** with the Calgary Foundation that would provide an annual grant as an additional revenue stream to cover the Memorial Building expenses. Our goal is to have the Endowment Fund in place prior to our AGM in October."*

We are in the process of seeking feedback from our membership. We believe that transparency and providing a sound rationale in terms of process and outcome are our ambitions. When the time comes,

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¹ You can read the Charitable Endowment Fund Initiative report on page 4 of the SAPD newsletter.

² Meeting dates are also listed on page 4 under ***How can you learn about this initiative?***"

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please feel free to participate.²

Life Cycle Building Report, Building Report, Rental Update

The Building Committee oversees the Life Cycle reporting process, and the Building report in terms of rental and booking functions.

Thanks to Dan Shaw, Jeff Hill, Dylan Viste, and John Hutchings, who is the Chair.

In our last Board Meeting, John provided us with details around the following items from his report:

- Rentals
- Front Gate Maintenance
- Yard and Snow Service
- Irrigation System Maintenance
- Johnson Controls
- Handicap Lift Maintenance
- Tree Pruning
- Annual Spring Cleaning

From a Life Cycle perspective

A significant amount of Life Cycle Project work has been initiated over a period of time stretching from May of 2021 to June of this year. A Community Facility Enhancement Program (CFEP) grant from the province and a City of Calgary Community

Conservation Grant (CCG) will underwrite the majority of the total cost of this work. Any shortfall will be covered from the SAPF savings account and/or the existing Memorial Building Fund.

The repairs and improvements on the Memorial Building also affect, to some extent, our ability to generate rental income. Thanks to John and his Committee, we have been able to navigate this problem.

Some of the projects that we are currently initiating or completing are:

- Window Replacement
- Basement Hardwood Refinishing
- Chimney, Flagpole and Gate Re-pointing
- Log Stripping, Repairs and New Coating
- Eavestroughs and Downspouts



Logs stripped on deck

Please drop by and have a look at the excellent job that is being or has been done.

City of Calgary

Last but not least, I want to thank the City of Calgary and our Liaison, Sarah Papineau. I don't have enough superlatives to describe her ongoing support when it comes to navigating the intricacies of the City bureaucracy. We would be lost without her.

This wraps up my SAPF report and I want to thank everyone for making the Foundation successful.



Painter stripping logs on the East Wall

Memorial Building Committee Report

by John Hutchings, Building Committee Chair

Building Committee Members 2024

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

Yard and Snow Service

Affordable Lawn Care has commenced their two-year contract beginning of April for the lawn care and snow removal. They did the yard spring cleaning and power raking on April 24th.

Irrigation System

The irrigation system was inspected and started up on April 24th.

Johnson Controls

During the annual inspections last fall, the following deficiencies were identified:

- Missing signage on 3 control valves and 1 test and drain valve.
 - Five-year Internal Obstruction Investigation
 - Three check valves
 - Internal condition of the sprinkler system piping
 - Installation of a 2" block valve to isolate the firewater fluids
 - Fire Department Connection Hydrostatic Testing
- This work will be done later this year.

We did renew our annual inspection program, which consists of:

- Backflow Valve Inspection. This must be completed before the yard irrigation system is turned on in the spring. (Update: this was completed on March 1, 2024)
- Fire Sprinkler System and Antifreeze Inspection.
- Fire Alarm Tests and Inspection. (Update: this was completed on March 25, 2024)
- Fire Extinguisher Inspections

Building Electrical System

The light sensors in the men's and ladies' washrooms were recalibrated, plus the noise sensor was deactivated so the lights will turn on only by motion sensor.

Rentals

So far this fiscal year (June 2023 – May 2024) we have 87 rental days booked.

We are looking forward to a busy summer rental season commencing mid June once the building renovations are completed.

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 (i.e., 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.

Note: Members receive a 20% discount on the rental rate.



Rental Agent: Gabrielle Leah—403-807-0550

Please call Gabrielle Leah 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.

Front Gate

After the last service call, Gateworks found the V-belts need to be replaced along with the home targets for both operators as they are missing the sensor that connects to the chain. This work will be done later this year.

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The control for the overhead fans also needs replacing.

Handicap Lift

The lift door was re-shimmed, switches replaced, and the manual lowering spring was replaced. This work was done by Venture Elevator on April 8th. The mandatory lift inspection is scheduled for May 14th by AEDARSA.

VacuFlo

The power head on the VacuFlo was repaired on April 29th. The cord was frayed where it enters the power head. The cord needs to be always clipped in.

Annual Spring Cleaning

The Annual Spring Cleanup took place, as scheduled, on April 27th; the weather was cooperative though a little breezy.

Sixteen hard workers showed up to help spruce things up inside and outside of the building including the overdue storage shed cleaning. The volunteers showed up around 10:00 AM and finished around 1:00PM when we all gathered on the deck for a well-earned beer, chips, and hot dogs, expertly grilled by Jeff Hill. A big thank you to the following volunteers:

- Jeff Hill
- Alan Lynas
- Dan Shaw
- Dylan Viste
- Dave Wake
- Robin Arthurs
- Russell Moore
- Todd McBride
- Calvin Robb
- John Bessemer
- John Hutchings
- Carla & Tim Begalke
- Marianne Santopinto
- Lana & Martin Jones



Calvin Robb scrubbing the Memorial Building entrance sign



Jeff Hill and Todd McBride cleaning the BBQ



Dan Shaw cleaning the bin enclosure



Russell Moore trimming the bushes

Life Cycle Project Committee Report

by John Hutchings, Life Cycle Project Committee Chair

As of this writing, work is well underway at the Memorial Building. The scaffolding is erected around the building, the logs are being stripped, the hardwood floor in the downstairs office has been re-finished, the stone-work repointing on the chimney and flag pole has started. The work is being executed by Chalmers Heritage Conservation Ltd. (CHC) who specialize in heritage restoration projects. Even though we all welcomed the snow and rain to help with the drought, it does hamper the progress of the work, so hopefully we have had enough moisture and can have more cooperative weather for completion in mid-June.

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's east entry gate
- Refinish hardwood flooring surfaces located in the History Committee office
- Replace 12 windows on the original building: North, South & East Elevations

The flagpole base was our first item that did not go as planned. When the mason started to grind out the mortar, the rocks crumbled. The crumbling was caused by water permeating into the rocks and, over the years (it was built in 1955), the freeze and thaw cycles created cracks throughout the structure. Plus the vibration of the flagpole during windy days accelerated the process.

The mason removed the affected rocks down to the solid rocks, about a quarter of the structure. As of this writing, a decision is being made to just rebuild the monument as is (least expensive) or completely demolish the structure and rebuild new (most expensive).



Stone Mason Martin working on the chimney



John Bessemer cleaning the parking lot during the Spring Cleanup

Building Structural Integrity Study

This study is separate to the above Life Cycle Project in that it is an engineering study 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 CHA 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 and 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.
- November 7, 2023: a second 3D scan of the building trusses.
- March 4, 2024: a third 3D scan of the building trusses. This was done when there was a snow load on the roof.
- The next scan is scheduled for July 2024 with final report and recommendations prepared by the end of July 2024.

More pics from the Spring Cleanup



Marianne Santopinto cleaning the kitchen cupboards.



Tim Begalke cleaning window blinds



Carla Begalke helping her Dad, Dave Wake, clean window blinds