

## Council Priority Funds – Application

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## PRIORITY FUND INFORMATION – Completed by Applicant

Organization Name FRIENDS OF THE PIONEERSAddress 6 MISSION STREET  
Street and number Subdivision if ruralCity or town SHERWOOD PARK Province ALBERTA Postal code T8A 0V3Contact person SANDY LENNOX, MANAGERTelephone 780 467-8206Email address (optional) pioneer court manager@shaw.caProject Type ☐ Event ☐ Project ☒ ExpenseAmount Requested \$ 3664.50

Brief description of request

Funds are required to cover the cost of replacing the system that allows non-residents entering the building to contact the person living in the building before being allowed to enter. The lowest of 3 estimates is \$3490.00 plus gst.

WILLIAM STEVENS  
Print nameWilliam H. Stevens  
Signature14 NOVEMBER  
Date 2018

Please remember to attach a proposed budget and request letter to this request.

Number of attached pages 6

## Collection and use of personal information

Personal information is collected under the authority of section 33(c) of the *Freedom of Information and Protection of Privacy Act* and will be used to manage and administer Council Priority Funds. Please be aware that information provided may be made public. If you have questions regarding the collection, use or disclosure of this information, contact Vicky Cushman at 780-464-8098.

## Letter of request

## Summary:

The current intercom system is 25 years old and requires frequent and costly repairs. The system is essential to maintaining the security of the building, as the 50 residents, who range in age from 63 to 99 years, are vulnerable and they are at risk without an efficient system to screen visitors to the building. Three estimates have been obtained and are attached.

Clover Bar Pioneer Court is a three-story affordable condominium for residents who are at least 60 years of age. It is located at 6 Mission Street in Sherwood Park. The kitchen-café, basement workshop, library and laundry areas provide access to all residents, and the design of the building encourages social interactions while still providing privacy in the units. Residents raise funds for social events and for the Hope Mission and local charities by raffling quilts made in the building and other items.

Clover Bar Pioneer Court represents an important, but relatively unrecognized model in the continuum of affordable housing in Alberta. Functionally independent individuals who do not choose to maintain a single-family residence are able to live in a supportive and friendly setting for many years without serious erosion of their capital. Since most are living on a fixed income, it is essential to provide housing that is within their means.

Clover Bar Pioneer Court was established in 1970 by the local United Church to provide affordable housing for local people who were reaching the age when maintaining a house was difficult, and for people whose property was being expropriated due to development. The 42-suite building was registered as a condominium under the Condominium Properties Act of Alberta. Residents of the building are at least 60 years of age, and are capable of independent living. When they are no longer able to manage their lives in a safe and appropriate manner, they move to facilities that provide the necessary level of care. Clover Bar Pioneer Court is managed by a non-profit volunteer board known as "The Friends of the Pioneers", incorporated under the Societies Act of Alberta, and the church has no financial or management role in it. The mission statement reads as follows: "The Friends of the Pioneers provide safe affordable housing for seniors. We provide a therapeutic environment that encourages socialization. We work in conjunction with an owners' board." The voluntary board members also contribute their time and effort to organize and conduct some fund-raising and social activities, and help with snow clearing and maintenance of the grounds. Transportation is currently provided to residents at a rate subsidized by the Friends of the Pioneers.

Contributions to the reserve fund have been kept to a limited amount in order to maintain the affordability of the units. This approach proved feasible and successful until it was necessary to replace the east portion of the roof in 2012, the west portion having been replaced in 2006. The cost of roof repairs (more than \$115,000 since 2005) depleted the reserve fund considerably but additional costs made the situation worse. The roofing

company declared bankruptcy, thereby rendering the warranty null and void. Subsequent problems with the roof incurred costs of repairs, the services of a consulting engineer and an inspection in 2012, and further expenses are anticipated.

In order to deal with the ongoing maintenance of the building as it approaches 50 years of age, the Friends of the Pioneers are seeking grants from various agencies so that the financial burden does not fall entirely on the residents. The three attached estimates indicate the costs associated with replacing the security intercom system that is used to control access to the building by visitors. The system is 25 years old and, in spite of undergoing repairs, it continues to fail to work consistently.

The proposed budget is equal to the attached estimate from Sentech Controls, which is \$3490.00 plus gst (\$3664.50). Higher estimates from two other companies have been attached as well.

Budget:

Complete supply and installation of 2 auto-dialers Model #200ES

	\$3490.00
GST	\$174.50
Total	\$3664.50

**pioneercourt**

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**From:** Bruce Nickerson <brucen@xplornet.com>  
**Sent:** October 29, 2018 12:31 PM  
**To:** pioneercourtmanager@shaw.ca  
**Cc:** 'Cindy Moll'  
**Subject:** INTERCOM AUTO-DIALER MODEL 200ES

Hi Sandra

Complete supply and installation of 2 (two) auto-dialers Model #200ES at Pioneer court .

Your cost \$3490.00 plus gst .

Please have Telus/Shaw label the fax line at the cable head in the telephone room . We need to make our connectio there .

We will also require the names as you want them to appear on the paper directory and their associated telephone numbers .

You can have more than one telephone number per suite . Just require a name for it .

We have not allowed for the removal of the existing equipment in the telephone room .

We don't recommend using the fax line as one will interfere with the other if both are trying to operate at the same time .

Best regards

Bruce



Bruce Nickerson

Office Phone: (780) 465-0220

Email: [brucen@xplornet.com](mailto:brucen@xplornet.com)

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Alltron Systems (1990)  
9996 – 29 Avenue  
Edmonton, AB T6N 1A2  
Phone: 780-414-0194  
Fax: 780-414-0193

November 1, 2018

Clover Bar Pioneer Court  
#6 Mission Street  
Sherwood Park, AB.  
Attention: Sandra Lennox  
Phone: 780-467-8206  
Cell: 587-341-9133  
[pioneercourtmanager@shaw.ca](mailto:pioneercourtmanager@shaw.ca)

As per your request, the following is a quotation to replace the existing Enterphone 2000 non-subscriber line intercom systems at Clover Bar Pioneer Court.

Your current system is a non-subscriber line system that utilizes a relay cabinet in the telephone room to make a physical connection between the Lobby Panel and the telephone wires going to the suites. We have found that when the phone providers install an active land line, they tend to by-pass the relay cabinet, eliminating that suite from the intercom system. Our recommendation would be to install a dialer system that will require an active phone line that would be shared by each Lobby Panel.

This type of system requires the resident to have either an active phone line in their suite or an active cell phone. All residents phone numbers are programmed into the panel and assigned a code which is displayed on the directory. Programming can be done via the keypad on the panel or remotely if we install a modem and software on your office computer.

Both panels we are proposing are the Mircom TX-3-120C-A. The outdoor panel will be fitted with a heater kit to ensure it will function properly in the winter. Prior to installation, we will require each of the residents names (if they want it displayed), the code that you wish to use and their phone number. All this information will entered on to a laptop, then the program will be downloaded to the Panels. You had mentioned that your computer system is to be up-dated in the near future. When that takes place we can install the modem for remote programming.

Our price will include the following:

- All new equipment
- All installation materials required
- All installation labour
- All initial programming
- A 2 year warranty on all new equipment and workmanship

Your cost for this project will be \$5315.00 plus GST.

Regards, Brian Yarmuch



September 17, 2018

Location: Clover Bar Pioneer Court - 6 Mission Street, Sherwood Park

Attn: Sandy

Re: Intercom Quote

Dear Sandy,

Please see below for pricing and details:

**Intercom Retrofit - \$6,300.00 + GST**

- Supply, and Install (1x) TX3-120U-A Universal Mount Tele-Entry Panel to be installed at Front door with (1x) TX3-UFT Semi-flush mounting kit.
- Supply, and Install (1x) TX3-200-4U-C Slim Line Surface Mount Tele-Entry Panel to be installed at Rear door with (1x) TH-102 Thermostat Heater for outdoor application (Including required PS-24 Transformer).
- Provide Tutorial on how to program and operate both intercom panels.
- Both Panel Installs will require custom built trim plate's which will be provided after Panel installations are complete and final measurements can be made.
- This quote will be to replace the existing Tele-Entries (NSL System) with New TX3 Intercom Panels on a Subscriber Line System which will require a dedicated phone line. (Customer has a fax line that can be used for the Tele-Entry Systems.)

**Customer Responsibilities:**

- Provide full Resident list including Resident Name, Unit Number, and Phone Number to be programmed into Tele-Entry System
- Provide PC (preferably laptop) to install configurator for programming Tele-Entry System.

Additional Options:

It is possible to program Tele-Entry systems from Administration PC in Office located on 2<sup>nd</sup> Floor. For this to be done see the following options

- (A) Connection between Electrical room and 2<sup>nd</sup> floor office can be installed.
- (B) Modem Module can be installed at the intercom as well as the PC.
- (C) IP Module can be installed at Intercom Panel and connected to the Buildings Internet Network.

All 3 options for remote programming will be at an additional cost which can be discussed further if wanted.

*Please note that the above price(s) are based on working between 7:30am and 4:00pm, Monday to Friday. All delays due to 3<sup>rd</sup> party delays will be billed at our time and material service rates.*

*Our general terms and conditions apply to this quotation. If there are any questions or comments please do not hesitate to call. This quote is valid for 30 days.*

Regards,

Rex Khan  
Service Sales Representative  
Mircom Engineered Systems Ltd.  
Unit 103, 8727 53 Avenue  
Edmonton, Alberta  
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Cell: 587-337-2796  
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