



Dr. C.B. Lumsden
Wolfville Branch #74
Royal Canadian Legion
founded 1945

wolfvillelegion@gmail.com

NEWSLETTER

Volume 3 Issue 1

JUNE 2021

A MESSAGE FROM OUR PRESIDENT

“As we make our way through this ongoing rough time, and the period of renovation of our Branch, I wish good health and better times for all.

In past meetings I have expressed thanks for the steadfast attitude of members, in supporting our aims and goals. I'll take this opportunity to do so in writing, because it may reach more of our membership. Our Branch has done better than some in these trying times, much of it because of the dedication of members being available and supporting. We have an outstanding Executive Committee, who devote time, effort and experience in helping us stay the course, and survive as an active branch of the Royal Canadian Legion.

Many of us have done much in pursuit of our goals. There are a few among us who have gone more than the extra mile and surely are most deserving of respect and a special thankyou. To my Vice-President Paul Murphy, Finance Chair Michael Bawtree and Comrades Therese and Mike Harvey: my sincere gratitude for your dedication and efforts to plan and complete our renovations. Should any member have the opportunity to do so, please pass on a thankyou to these folks.”

Donn Miles, President

Hi Comrades:

We are putting this newsletter together in the middle of the strictest lockdown that Nova Scotia has experienced since the start of the pandemic. Unable to hold a General Meeting, we wanted to be in touch with all our members and friends, bringing you up to date on what has been happening. Although our building seems to stand idle on Main Street like a wounded animal, a lot of things have been going on. The Executive is fully aware of the situation as it has been developing, and last week managed to organize our first Zoom meeting, with 8 of us able to join.

The Legion's main activities during these weeks have been in just two of our Legion Committees: Renovations and Fundraising. All the news we are passing on to you in this newsletter deals with these two items.

RENOVATIONS COMMITTEE

*Paul Murphy, Michael Bawtree, Terry Butler, Donn Miles,
Therese Harvey, Kip Hannigan*

FUNDRAISING COMMITTEE

Brent Platt, Paul Murphy, Michael Bawtree

PRE-RENOVATIONS:

THE REMEDIAL PHASE

Since the spring of 2020, as most members know, considerable basic remedial work on the building had to be completed. The building had to be raised in order to settle on new footings. The central beam supporting the main floor, and two other cross-beams, had to be replaced with steel. The supports for these beams had to be supported by steel posts, for which new footings had to be installed. Posts also needed to be installed at 8 ft intervals from the foundations on east and west walls up to the floor of the second storey, with crossbeams connecting them at that level, in order to reinforce the entire structure and support a rebuilt second storey. Two wells had to be built in the basement, for a sump pump and for the installation of an elevator connecting the three floors.

This work is now nearly complete. BUT one of the most critical elements has still to

be finalised: the concrete floor of the basement has had to be broken up, and re-installed with new piping underneath to service the new washrooms and kitchen with water supply and drainage. The first design of this plumbing had to be altered to accommodate a change in the location of the basement washrooms. The complicated re-routing of all this plumbing has to be designed and approved by the architect's mechanical and structural engineers, who have also to work with the Town's engineers to re-route the building's connection to the civic sewage system. The pandemic has delayed this final approval, with the engineers run off their feet by multiple calls on their time, and finding it hard to satisfy their paid clients, let alone the Legion for which they are generously working *pro bono*.



where the washrooms used to be

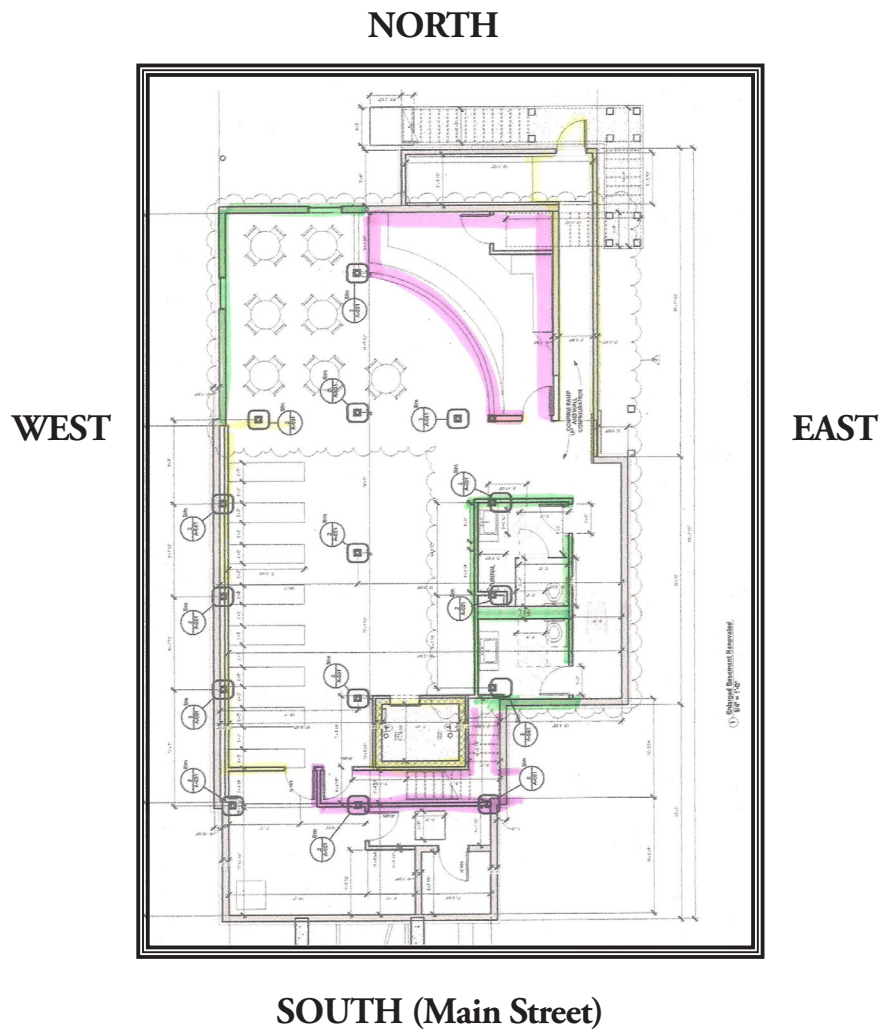
At the same time, it is vital to ensure that the renovated building is no longer subject to the floodings which have plagued it - probably since it was first erected in 1912. To prevent this, a drainage ditch has to be dug around the exterior of the building, and the exterior of the footings clad with insulation and a waterproof coating. Our contractor Laurie Arnberg met with our architect Mike Harvey in Halifax on Monday May 24 to sort out the details of this. We hope to move forward on this part of the project very soon.

Once the basement floor and the drainage trench are completed, we shall be able to install the final steel post in the west wall, and close up the open section. This will complete our remedial phase, and means we can start on the renovations proper.

RENOVATIONS

1. THE BASEMENT

For those members who remember the damp and ugly basement we inherited from the past, the plans for our renovated basement bar are an exciting and much needed change. Here is the plan:



As you see, there will be a new (wheelchair-accessible) door at the north-east corner, leading down a straight ramp into the room. The washrooms (in green) have been moved to the middle of the east side, with entrances away from the main body of the room. Where the washrooms were previously located there will now be a bar (outlined in pink), with curved counter overlooking the room, and part of the counter lowered

for wheelchair use. The former furnace-room has been eliminated and there will be space for six tables in the bar area. Down the west side there will be room for eight dart-boards. At the south end of the room will be the elevator, leading to the upper floors. Behind it will be a mechanical room, housing a thermal electric heater, and an electrical room with new electric panel. The new stairs up to the main floor will wind round the elevator shaft.

Early in May we called for bids for the very first element of our renovation plan. This involves:

1. Installation of new ramp for entrance door on Main Street, now raised 12 inches.
2. Installation of a concrete pad in the north-east corner at the rear of the building.
3. Installation of a wheel-chair-accessible door on the north-east corner.
4. Construction of a new ramp replacing the old basement ramp, and leading down from the new door to the former wheelchair storage room.
5. Installation of two new wheelchair-accessible washrooms in the former wheelchair storage room.



New location for the basement washrooms

We received two bids for this work, and it was awarded to Laurie Arnberg, who has been responsible for the bulk of the remedial work completed so far.

Meanwhile, the plan is for Terry Butler, as Building and Property Committee Chair, to call for a group of volunteers to work with him to install the insulation and gyproc in the basement when the work on the basement floor is complete. Watch for his call!

FUNDRAISING

1. GRANTS

Anyone who has experience raising money by applying for grants will know how much work is involved in this process. Every granting agency has its own forms, sometimes many pages long, sometimes with as many as 60 questions to be answered, or boxes to be ticked. Some answers are simple but others require hours of research, and decisions have to be made as to what to include and what to leave out.

Our Legion has been immensely lucky to have Paul Murphy on our fundraising team. He and I have consulted regularly on our applications, and I have been responsible for some of the writing. But it is Paul who has again and again been putting the applications together, tying up loose ends, doing the sums, contacting the granting agency for clarifications, and preparing the final versions.

As a result of all this work, in the year of 2020 we raised a total of no less than \$130,000 from grants awarded by Federal, Provincial, Municipal and Civic levels of government. All these funds have been dedicated to the ongoing renovations of our building. The agencies include the Federal Senior Horizons Program, the Federal Agri-Spirit Program, NS Accessibility Program, NS Legion Capital Assistance Program, Municipality of Kings County Vision Program and the Town of Wolfville Community Program. We have been greatly helped by the support of our MP Kody Blois and our MLA the Hon. Keith Irving.

This work has continued in the current year. One new grant has been awarded. We have two other grant applications submitted, and are in the process of completing a request for funding from a major new federal program, announced in April. If this latest application is successful, we will be making a major step forward. Keep fingers crossed!

2. FUNDRAISING CAMPAIGN

Last year our cost surveyor, working for us *pro bono*, estimated the total cost of our Renovation Project at \$1.8 million. With the surging prices in building materials in recent months, we have increased our goal to \$2 million. About 50% of this total is to be spent on accessibility: its biggest single cost is the elevator, which is estimated at \$600,000. Six wheelchair-accessible washrooms, three wheelchair-accessible doors and two new ramps makes up the rest of this 50%. Access-ability Nova Scotia has already assisted us with some initial costs, and we are confident that they will continue to do so.

But while we have been applying for grants, we have also been aware that we need to launch a fundraising campaign, in order to be able to reach out to corporations, foundations and individuals to help us meet our goal. To organise this initiative we needed professional help, and we were able to get early advice from Rod Morrison of Acadia University, who led the University's successful recent campaign which raised over \$85 million.

We knew, though, that we needed some professional fundraising expertise on our team, and after some months of searching we were led to Brent Platt, who was raised in Montreal but now lives in the Valley. Brent already has several major fundraising campaigns under his belt. Fortunately for us, Brent has a soft spot for the Canadian Legion, since his grandmother was an ardent Legion member in Montreal. When we approached him, not only did he agree to come on board, but he was prepared to become a member and to work with us *pro bono*. We invited him on to the Fundraising Committee, of which he is now Chair. Under Brent's guidance, we have now set about laying down the infrastructure for a successful fundraising campaign. We are at present working on three fronts:

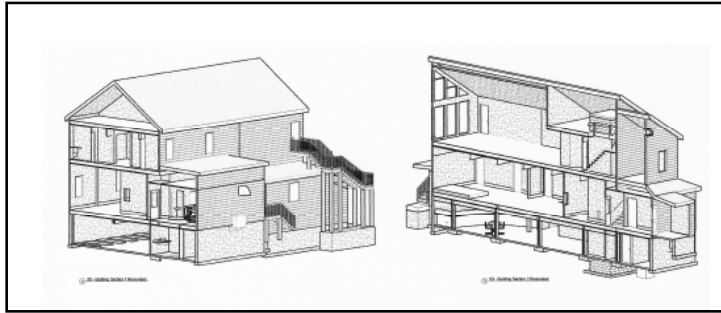
1. Building a Case for Support

A successful fundraising campaign needs to develop a document which spells out the specifics of the work to be done, and conveys the dedication of the organisation and its commitment to the project. We have completed the first draft of our Case for Support, which when finalised will be handed out to our potential donors. It will include a Chart of Giving Standards, which will spell out the different levels of donation categories available, from a few large gifts down to the modest amounts which some members and friends will be able to contribute.

CASE FOR SUPPORT COVER PAGE



Wolfville's Legion Re-purposes its Century-old Building for the New Times



C.B LUMSDEN ROYAL CANADIAN LEGION
Wolfville Branch 74

Case For
Support



2. Development of a Campaign Cabinet

We are in the process of putting together a 'cabinet' of up to five leading citizens, who are themselves willing to donate to the Campaign, and who are also prepared to approach friends and colleagues to contribute.

3. Charitable Tax Status

As a Legion we are not classed as a Charity, and so cannot issue tax receipts to our donors. We are working to solve this problem, and have reasonable confidence that we will be able to do so.

I hope this account of our work in renovations and fundraising will be of interest, and will give you an idea of what has been going on behind the scenes. As you see, we have not been idle! *Michael Bawtree, Editor*