



Our New Lodge: The Build

There are 4 phases until construction starts. We recently hired a Project Manager to keep things moving, especially in directing the proposal forward to provincial and federal funding programs. Here at home, we must get letters of support from each of our councils.

<p>What are the new room standards required for seniors’s housing?</p>	<p>The new standard room size is 320 sq. feet. There will also be consideration for larger units to better accommodate couples. Some rooms in the current lodge are 195 sq. feet, so that’s a big difference. (a single car garage is 240 sq ft.)</p> <p>Rooms and hallways must be mobility friendly (walkers, wheelchairs) and bathrooms designed for better access and assistance.</p>
<p>Would adding on to the old lodge be a cheaper plan?</p>	<p>It's a nice thought, but while this may increase a few rooms in number, there is little area to increase common spaces and facilities (for example laundry and food service, or common sitting areas) needed for even a few more seniors. And if we built another floor, the structural integrity and foundation of adding an additional floor in a 60-year-old building would not sustain the weight load.</p> <p>Did you know that the lodge has deteriorating copper pipes? And it now requires 40 sump pumps in the basement! There is no air conditioning in residents’ rooms, and there are heating and ventilation issues both summer and winter. We like to think we’ve taken great care of this ol’ place, but time and precious history has taken her past her prime.</p>
<p>Were alternative locations considered?</p>	<p>WHMB reviewed all potential sites a few years ago and decided that the chosen site at Kinsmen Park best suited needs for zoning and size, and utilities access. (And plenty of parking!) Best of all, being close to downtown provides a very accessible social environment for our seniors. Alternate locations were discussed at open house meetings.</p>
<p>Why not build a simpler looking building? Wouldn’t that save money?</p>	<p>There are many considerations to cost; a “Big Box” design would save only 5% of total construction costs. Cost conscious decisions will be made as the work is refined. We do not want an institutional look and feel. It's a home. We hope for lots of windows in common areas and resident rooms, and easy access to the outdoor spaces (did you know a connection to the outdoors increases quality of life and helps prevent dementia?).</p> <p>We already have Phase 2 (80 beds) designed and accounted for in the original plans and site design. We will likely start on that upon</p>



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	<p>completion of the first 120 beds, because the need is so high (400 beds in total in the next 20 years).</p>
<p>Will there be any sustainable practices as part of the build?</p>	<p>Yes. Geothermal heating and Live Roof are sustainable features that could be incorporated into the build and improve the probability of government loans. As work progresses the cost-benefit of many of the options will be reviewed in greater detail.</p>
<p>Tell me about ground/environment assessments at the Kinsmen site.</p>	<p>Extensive early ground sampling is decent and satisfactory. Remember that if there was worrisome soil it likely will be removed for the basement.</p> <p>Ongoing geotechnical evaluation and due diligence will continue throughout each of the 4 planning phases.</p>
<p>Will the new build be only for low-income seniors?</p>	<p>All our lodge spaces will be below market value rent in Alberta. Some spaces will cost seniors a bit more than charged now based on design (i.e. studio or bedroom suite). We've named these Community Service and Community Affordable A and B spaces. We will maintain the existing low-income spaces at the old lodge for another 20 years.</p> <p>Regardless of name or number, what's important is we are providing much needed affordable living spaces as our seniors/baby boomer (1946-1964) population ages.</p>
<p>How will the new lodge benefit others in our community?</p>	<p>Our lodge will create economic benefits such as jobs in construction (over 34 months) and in seniors care and services (social supports, recreation therapy, personal attending, food services, transportation, outdoor maintenance).</p> <p>A local downtown lodge encourages extended families to view the whole of Wheatland County not as a bedroom community but as a self-sustaining multi-generational community. Future school children and clubs can continue to visit there for performances and crafts as they have for generations, and seniors will feel respected and valued as they maintain their connection physically and cognitively to others in the community.</p>