

Asset:

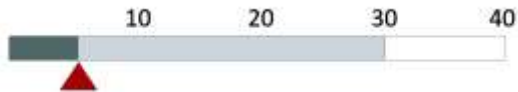
Buick Creek Arena (Rural)

Location: Buick Creek, unincorporated

Ownership: SD 60 (land/building); Buick Cr. Community Club (operates); PRRD (capital and operating contribution)

Rating: 6.5 (scale of 1-10)

Remaining service life: 25 years (expected service life of this building is only 30 years, not 40).



Strategic value: High (relatively new asset; unused capacity may draw more regional use).

Description:

Relatively new single-sheet ice arena with four dressing rooms, a common shower room, refs room, seating for 200, concession booth, meeting room and office. Ice dimensions 200' x 85' (NHL).

Year built: 2010

Year renovated/expanded: Minor non-structural improvements 2014



Exterior

Square footage: Approx. 27,000 SF

Utilization: 60-75% of prime time (55 hours / week). Rated fair.

Functionality: Medium (too few team rooms, no dedicated showers). Good.



Interior

Occupant load: 40+ 200 spectators

Building type: Pre-manufactured steel

Foundation: Concrete slab on grade. Good.

Envelope: Pre-eng steel, insulated. Good.

Roof: Pre-eng steel, pitched roof, insulated. Good.



Dressing Room

Interior: Foil film over insulation. Drywall and t-bar in team and public areas. Fair.

Mechanical: Gas heat. Good.

Kitchen: Concession, residential appliances. Adequate.

Washrooms: Spectator, 2 per gender. Good.

Code compliance: Conforming; non-combustible, non-sprinklered; multiple exits. Acceptable.

Handicapped access: Building limited accessible, site not accessible. Poor.

Appearance: Very good.

Site amenities: Adjacent to school, playground and picnic area

Parking: Loose gravel, adequate size. Fair.



Lobby

Site secured: No

Capital interventions anticipated:

None, but given economical design choices, building envelope issues could prematurely arise.

Additional observations:

Corrugated metal exterior siding to foundation may show premature damage and corrosion.

Interior finishes were economical choices that will show premature fatigue.

Team rooms have t-bar ceiling and unprotected light fixtures vulnerable to stick damage.

Current upgrades include more durable plastic laminate panels to 4-foot height in narrow corridor to team rooms.

Built on SD60 land, liquor prohibited on site as per policy.

Meeting room seats 20, could hold up to 30 persons.

Facility operated by one paid staff member (manager) and volunteers, may be under-resourced.

Asset:
Clearview Arena (Rural)

Location: Clearview, unincorporated

Ownership: SD60 (land/building);
Clearview Arena Society (operates); PRRD
(operating contribution)

Rating: 4.0 (scale of 1-10)

Remaining service life: 10-15 years



Strategic value: High (unused capacity may draw more regional use; asset worth replacing).

Description: An older single-sheet ice arena with four dressing rooms, a unisex / refs room, seating for 200 (slit between end-zone and mezzanine), concession booth, and office. Ice dimensions 180' x 80' (Non-conforming to current NHL standard).



Exterior

Year built: 1977

Year renovated/expanded: major improvements in 1990 including lengthening building, new slab, ice plant and upgrades to lobby and mezzanine.

New ice plant and compressor in 2012.
Lobby and exit stair improved in 2014.



Interior

Square footage: Approx. 27,000 SF

Occupant load: 40 + 150-200 spectators

Building type: Pre-manuf'd steel. Fair.

Foundation: Concrete slab on grade. Fair.

Envelope: Pre-eng steel, partial insulated. Fair.

Roof: Pre-eng steel, pitched roof, insulated. Good.

Interior: Uninsulated walls, exposed structure. Fair.



Dressing Room



Mezzanine seating

Mechanical: Gas heat; ice plant maintained and upgraded. Good.

Utilization: About 75% of prime time (55 hours / week). Fair..

Functionality: Medium (obsolete; spectator viewing from end-zone only inadequate). Fair.

Kitchen: Light commercial. Adequate.

Washrooms: 2 stalls / gender for spectators. Team rooms shared showers between two rooms. Team rooms small.

Code compliance: Conforming; non-combustible, non-sprinklered; multiple exits. Wooden bleachers are non-conforming. Good.

Handicapped access: Building limited accessible, site not accessible. Poor.

Appearance: Very good.

Site amenities: Adjacent to kindergarten-to-junior secondary school and community accessed gymnasiums, playground and picnic area

Parking: Compacted gravel, adequate size

Site secured: No

Capital interventions anticipated:

Full building replacement will likely be required within 10-15 years. Building has already out-performed expectations for pre-engineered low-cost structure.

Additional observations:

Corrugated metal exterior siding to foundation showing damage and corrosion in sections.

Lobby / spectator area is congested. Lobby outer vestibule compensated for this.

Team rooms are small for 20 adults.

Dasherboards and glass are scratched and damaged and approaching end of service life.

Current upgrades include minor improvements to the kitchen, lobby and mezzanine (newer carpeting).

Built on SD60 land, liquor prohibited on site as per policy.

Facility operated by paid manager), two additional staff and volunteers, and appears to be adequately resourced. Club hires professional contractors for required work.

The arena club organization would like to add four more team rooms (shed-dormer saddlebag addition to the north side of the arena) to attract more tournaments. Given the age of the facility, it may be more prudent to plan for an eventual replacement facility instead. A replacement arena would have to be built between the existing arena and school, with the old arena eventually torn down for parking.

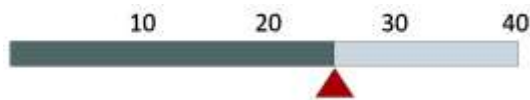
Asset:
Fort St. John Curling Club

Location: Fort St. John

Ownership: City of Fort St. John
(land/building); FSJ Curling Club
(operates)

Rating: 5.5 (scale of 1-10)

Remaining service life: 15 years



Strategic value:

This and Taylor provide the only viable curling facilities for the North Peace region and the FSJ facility is larger, better constructed and has better prospects for service life being extended.

Description:

Eight-sheets of ice used most days for 1 or 2 draws. Facility also includes a 200-seat lounge / banquet room overlooking the ice, with full commercial kitchen and bar. An elevator was added in 2013 making the facility more accessible. Lounge used for farmer's market each week through summer and fall. Occasional dry-floor rentals.



Exterior



Interior

Year built: Estimated 1976

Year renovated/expanded: Multiple upgrades over years; HVAC in 1990's and 2013; most recent upgrade in 2013 also improved lobby and added a hydraulic elevator.

Square footage: 28,000 SF

Utilization: Medium-high (30-40 hours per week), all ages participation bodes well for long-term viability.

Functionality: Building is versatile with lounge being used for year-round events and dry-floor for occasional rentals. Good.

Occupant load: 64 curlers plus spectators in grade level lounge and 200 capacity in upper floor lounge.

Building type: Pre-manufactured structure and cladding. Rated good.

Foundation: Concrete slab at grade. Good.

Envelope: Pre-eng metal, insulated. Fair.

Roof: Pre-eng metal, pitched roof, insulated. Fair.

Interior: Metal structure exposed. Fair.

Mechanical: Gas heat; ice plant recently upgraded. Good.

Kitchen: Full commercial grade kitchen. Good.

Washrooms: Multiple per gender meeting current BCBC Part 3 code requirements. Adequate.

Code compliance: Conforming; non-combustible, non-sprinklered; multiple exits. Good.

Handicapped access: Building largely meets BCBC requirements for handicapped access. Rated poor.

Appearance: Very good, well maintained.

Site amenities: Adjacent to Pomeroy Centre, Kid's Arena Fieldhouse and North Peace Arena (well-suited for co-hosting major events)

Parking: Paved shared parking with above facilities.

Site secured: No

Capital interventions anticipated:

Given age of facility major upgrades will be required with mechanical systems and building envelope. Ice plant issues, furnace problems and, exterior cladding, lighting and electrical among them.

Additional observations:

Aging but one of the better condition curling facilities observed in British Columbia. Through timely and preventative maintenance, facility is already exceeding minimum projected service life and could reasonably be expected to exceed estimated remaining life.

Should curling participation increase in the future, ability to add additional draws exists thereby eliminating the need to physically expand the facility with two more sheets.

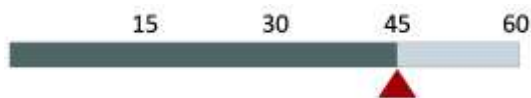
Asset:
North Peace Arena

Location: Fort St. John

Ownership: Owned and operated by the City of Fort St. John

Rating: 4.0 (scale of 1-10)

Remaining service life: 15 years



Strategic value:

The arena is the only spectator venue in the North Peace region capable of supporting 1,500 spectators plus standing room and added floor seating for concerts.

Description:

The North Peace Arena is a large spectator arena physically linked to the North Peace Leisure Centre and Gymnastics Club. The current anchor ice hockey tenant is a Junior B team (average Jr. B arena capacity in BC +/-700 seats). The North Peace Arena was the premier venue in FSJ before the Pomeroy Centre was constructed.



Exterior



Ice and seating bowl

Year built: 1972

Year renovated/expanded: 1995 and 2006. Upgrades include building mechanical systems, ice plant, slab, chiller condenser, washrooms and handicapped access, and re-roofing in last decade.

Square footage: Estimated 40,000 SF

Utilization: Fort St. John currently has three ice sheets available, each selling virtually no off-prime time, suggesting a potential over-supply of ice inventory. The North Peace Arena is the older and less desirable facility.

Functionality: Adaptable and usable for all types of events including dry-floor. Acoustics poor for concerts.

Occupant load: 1,550 seats, 450 standing-room and potentially an additional 1,000 on the arena floor.

Building type: Concrete, concrete block with wood truss roof. Fair.

Foundation: Concrete slab at below grade. Good.



Dressing Room Corridor

Roof: Pitched membrane roof. Very good.

Envelope: Concrete, CMU, wood gables and roof. Good.

Interior: CMU and wood, insulated. Good.

Mechanical: Gas-fired boilers, original ice plant. Fair to good.

Kitchen: not applicable, concession booth minimal preparation. Good.

Washrooms: Stall count does not meet current code (16 female, 10 male).

Washrooms do not meet current handicapped code requirements. Fair.

Code compliance: Non-combustable, non-sprinklered; multiple exits meet limiting distance of building code. Good.

Handicapped access: Limited access; elevator to ice level from concourse. No specific handicapped designated viewing positions. Team rooms not accessible. No access to benches for sled hockey. Poor.

Appearance: Fair (maintained but obsolete and aging). Spectator seating is relatively new and appears to be in excellent condition. Good.

Site amenities: Connected to North Peace Leisure Centre, on same campus as Pomeroy Centre, FSJ Curling Club and Kid's Gym Feildhouse.

Parking: Shared with above; paved.

Site secured: No

Capital interventions anticipated:

Lighting system marginally adequate (not for TV broadcast though), electrical system maximized and major upgrade will be required. Acoustics are poor (hard surfaces) and addition of acoustic panels would improve sound for concerts and events.

Only four team rooms, plus refs room. Ideally an oversized anchor tenant team room and one or two additional rooms for mixed-gender team opposite sex players. There is no contiguous space available for this purpose without taking over public skate change area (not recommended).

Roof repaired but more envelope issues expected given facility age. Approaching 50 years of age, structural issues may be emerging (corrosion of rebar in concrete; stress and fatigue fractures).

Additional observations:

Arena can be made to last another 10-20 years largely because it is a secondary asset, somewhat under-used and therefore expectations can be kept lower.

In about 10-15 years the question will have to be asked if such a spectator ice facility is needed or even justifiable. The seating footprint is roughly equal in area to the ice surface, meaning hourly operating utility costs are roughly double other ice sheets rented. Given the low demand for this seating capacity, the arena operates most of the time as a user-arena.

North Peace Arena will be the next ice arena in FSJ to face building failure.

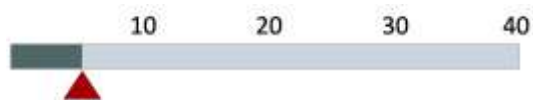
Asset:
Pomeroy Centre

Location: Fort St. John

Ownership: Owned and operated by the City of Fort St. John

Rating: 8.5 (scale of 1-10)

Remaining service life: 35 years



Nb.: facility could serve for 50 or 60 years life, depending on durability of materials and quality of construction

Strategic value: High. A unique asset in the north with high versatile space.

Description: A large ice complex footprint defined by the elevated 400-metre indoor sanctioned speedskating track, with two NHL-size ice sheets in the infield at grade. Above the track is a suspended 400-metre jogging track. Under the speedskating ice level is support spaces and tenant spaces including an auxiliary high school.

Year built: 2007



Exterior

Year renovated/expanded: Tenant improvements 2009, roof repairs 2013-4

Square footage: Est. 190,000 SF

Utilization: Hockey ice sheets heavily utilized by community, long course track used primarily by speedskating club. Jogging track used by all ages.



Speedskating oval and hockey ice below

Functionality: Multi-use including dry-floor events.

Occupant load: nominal user load with spectators about 1,500 (well below BCBC occupant load calculation).

Building type: Engineered metal structure with concrete foundation and deck

Foundation: Concrete slab on grade, suspended slab on metal structure. Very good.

Envelope: Metal, insulated. Fair.

Roof: Built-up roof with torch-on membrane. Poor.

Interior: Metal cladding in main hall, finished surfaces in low-ceiling spaces. Very good.



Pacific Sport Training Room

Mechanical: Gas-fired heat. Ice plant in very good condition. Very good.

Kitchen: Food concessions tenant spaces with individual fit-ups.

Washrooms: Meets and exceeds code requirements. Very good.

Code compliance: Non-combustable, partial-sprinklered; multiple exits meet limiting distance of building code. Very good.

Handicapped access: Building is fully handicapped accessible as required by contemporary building codes. No deviations observed. Very good.



Indoor Track

Appearance: Excellent. Well maintained.

Site amenities: Park; recreation precinct.

Parking: Paved. Shared with Kid's Arena, Curling and North Peace Arena and Recreation complex as well as Centennial Park and the Museum.

Site secured: No.

Capital interventions anticipated:

Persistent roof issues may require premature replacement. Cosmetic improvements may be expected within 10 years, mechanical lifecycle issues not for at least 20 years.

Additional observations:

Investigate possibility of de-activating one of the hockey ice sheets to allow for artificial turf use (cost about \$150-200,000 for turf). This may address current potential of over-supply of ice inventory and under-supply of indoor turf time inventory. Long-term facility would revert back to all ice when demand can support it.



School on Site (tenant space)

Presence of the school in the Pomeroy Centre adds vibrancy and daytime use to the facility as well as blending student's academics with various sport academies.

Asset:

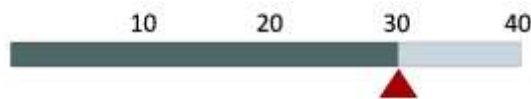
Rose Prairie Curling Club

Location: Rose Prairie

Ownership: Rose Prairie Curling Club

Rating: 2.5 (scale of 1-10)

Remaining service life: Less than 5 years



Strategic value: Regionally none, locally as a community place.

Description: An uninsulated Quonset-style structure 2-sheet curling rink with outbuilding storage sheds. Small lounge area at entrance end.



Exterior

Year built: Estimated 1980's

Year renovated/expanded: Unknown.

Square footage: Approx. 5,500 SF.

Utilization: Capacity 16 players plus spectators. Recent use has been one draw, two evenings a week. Rated poor.

Functionality: Long narrow building not adaptable for other uses except skating. Poor.



Ice Plant

Occupant load: 30.

Building type: Quonset-style metal on perimeter beam.

Foundation: Perimeter concrete beam. Rated poor.

Envelope: Corrugated metal, partial-insulated. Poor.

Roof: Integrated roof and walls. Poor.
Interior: Low ceiling, unfinished. Poor.
Mechanical: Aging ice plant. Poor.

Kitchen, washrooms: None.

Code compliance: Non-conforming. Poor.
Handicapped access: No. Poor.

Appearance: Fatigued and under-maintained.

Parking: Gravel shared with recycling drop. Site not secured.

Capital interventions anticipated: None.

Additional observations: Building under-utilized and at end of service life. In recent years, the facility is used more as a de facto hall than a sport building. Volunteer based has dwindled to the point of being unable to operate.

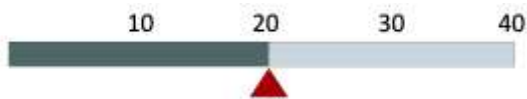
Asset:
Taylor Arena

Location: District of Taylor

Ownership: District of Taylor

Rating: 7.5 (scale of 1-10)

Remaining service life: 15-20 years



Strategic value: Important asset to District and surrounding areas.

Description: 1990's regulation ice arena with contiguous leisure ice. Spectator seating for 300 (no junior team anchor tenant). Large lobby, meeting room.

Year built: 1993

Year renovated/expanded: Minor building envelope work over the years; glass wall added in 2011 separating cold and warm areas.



Exterior

Square footage: Approx. 33,000 SF

Utilization: Less than full prime-time (50+ hours per week), but booked evenings and weekends days. Dry floor use. Fair.

Functionality: Leisure ice and enclosed lobby (used for seniors activities and movement classes) makes facility more multi-purpose. Team rooms each have two doors, one opening to dry corridor side and one directly to team benches on ice side (works well, though security may be compromised).

Occupant load: 400. More than 1,000 for dry-floor assembly use.

Building type: Concrete, concrete masonry units (CMU) and metal upper walls and roof structure. Very good.



Interior

Foundation: Concrete slab on grade. Very good.

Envelope: Metal cladding with sections of CMU and exterior glazing for day-lighting and views. Good.

Roof: Metal deck on steel beams, insulated. Very good.

Interior: Insulated wall panels, acoustic ceiling panels. Good.

Mechanical: Ice plant upgraded. Heat recovery added for ice melting pit. Good.



Lobby

Kitchen: Contractor operates concession / commercial kitchen. Fair.

Washrooms: Meets current code requirements.

Code compliance: Non-combustible construction, non-sprinklered. Conforming exiting, signage, alarms. Good.

Handicapped access: Compliant ramp to spectator seating. Automatic doors. Clearances met, some missing HC hardware. Excellent.

Appearance: Maintained. Very good.

Site amenities: Adjacent to Taylor Complex (curling/pool), community hall, sports fields and playground. Excellent.

Parking: Paved shared parking on recreation precinct. Very good.

Site secured: No.

Capital interventions anticipated: Mechanical issues well attended to, building envelope approaching age where roof, windows and cladding may need attention.

Additional observations:

Civic yard compound and storage sheds behind arena. Facilities maintenance dept operates out of arena back-of-house.

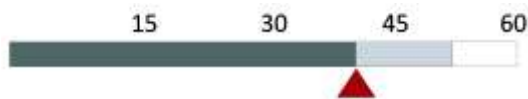
Asset:
Taylor Complex

Location: District of Taylor

Ownership: District of Taylor

Rating: 6.5 (scale of 1-10)

Remaining service life: 10 years



Strategic value: Used as community curling rink and pool appealing to young and older demographics.

Description: Curling facility with four sheets and multi-purpose lounge on upper level. In summer, dry-floor has portable pool (4-lane 25-metre) with raised deck and ramp added.



Exterior

Year built: 1976

Year renovated/expanded: Minor additions added including moving mechanical equipment outdoors.

Square footage: Approx. 15,000 SF

Utilization: Year-round use. Two draws per day, most days. Good.



Interior

Functionality: Highly adaptable for a small building. Very good.

Occupant load: 32 curlers, lounge 200.

Building type: Concrete, concrete block and metal truss and deck roof. Good.

Foundation: Concrete. Very good.

Envelope: CMU and metal. Fair to good.

Roof: Metal flat-arch trusses and deck with membrane. Fair to good.

Interior: Finished interior walls. Aging but well-maintained. Good.



Lounge

Mechanical: Ice plant now fully upgraded for second time in building life. Condenser new, chiller rebuilt 2014, compressor 2009.

Kitchen: Small light-commercial kitchen on ground floor, dumb-waiter to lounge level. Bar on upper level. Fair.

Washrooms: Stall count below current codes (female). Fair.

Code compliance: Non-combustable construction, no sprinklers, multiple exits. Fair.

Handicapped access: Limited handicapped access and not to second level. Poor.

Appearance: Building showing its age. Fair to good.

Site amenities: Arena, community hall, playground and sports fields.

Parking: Paved, shared.

Site secured: No.

Capital interventions anticipated: Building envelope, especially roof will soon begin showing its age. Interior finishes need sprucing-up. Portable pool components are incrementally replaced



Pool being erected

each year so no large capital outlay needed.

Additional observations:

The curling-pool combination is a unique solution for providing two amenities in a small community. The curling facility envelope was never designed for pool humidity and heat conditions so the combination depends on mechanical systems working efficiently at all time. Pool use is likely accelerating building structure and shell deterioration but little visible evidence found during walk-through.

Highest demand for indoor pools is typically in winter months when curling ice is in, however the community seems to have adapted accordingly.



Pool configuration in curling rink