

Asset:

## North Peace Leisure Centre

Location: Fort St. John

Ownership: Owned by PRRD, NP Pool Commission has administrative powers, City of Fort St. John operates

**Rating: 5.0** (scale of 1-10)

Remaining service life: 10 to 15 years



Strategic value: Only dedicated multi-use aquatic facility in North Peace region. Pool is by definition a destination facility - users will travel specifically to use it.

Description: Aquatic facility includes a 6-lane, 25-metre program tank (FINA non-conforming as tank is 11.6m wide and should be 15.4m - technically only 5 lanes wide). The facility also includes springboards, leisure water with wave generator (too short to function effectively), waterslide, steam room and sauna, men's and women's locker rooms, family change rooms, office space and a meeting room. The facility has been plagued with technical problems during its entire 17 year life.



*Exterior*

Year built: 1997

Year renovated/expanded: Locker room and lobby renovations in 2010; mechanical and corrosion issues have been repaired at various points in time over the past decade.

Square footage: 23,500 SF

Utilization: Very high use for swim lessons, lane swim, swim club, leisure swimming and water play.



*Exterior with waterslide jackets*

Functionality: Functionally well zoned, but shallow deck space and tanks size compromises suggest original design was value-engineered to meet budget.



*Program tank (11.6m x 25m)*



*Leisure tank*

Occupant load: Estimated Health Act bather load calculation is 300 in leisure water and 110 in program tank. In reality, the nominal load would be one-third to one-half of that amount. Locker rooms appear to be large enough to accommodate peak nominal load.

Building type: Concrete, concrete block infill, metal roof structure and deck. Pool tanks are concrete.

Foundation: Concrete slab on grade, concrete tanks below grade (leakage issues). Poor.

Envelope: Concrete block (lower portion), metal (upper portion and roof). Good.

Roof: Open web steel joists, metal deck, membrane roof. Good.

Interior: Murals painted on concrete block. Good.

Mechanical: Original, corrosion issues. Good.

Locker rooms: Upgraded in 2010. Showers still inadequate. Very good. Washrooms: Public washrooms at entry (3 stalls per gender). Very good.

Code compliance: Non-combustible construction, non-sprinklered. Exiting, signage and alarms conforming. Good.



*Lobby*

Handicapped access: Meets current codes. Chair lift for program tank. Very good.

Appearance: Well-maintained, but poor quality materials showing accelerated deterioration. Fair to good.

Site amenities: Co-located with Centennial Park, North Peace Arena and other facilities. Very good.

Parking: Paved, shared. Good.



*Locker Room*

Capital interventions anticipated: Premature replacement for this problematic pool inevitable within 15 years. Capital should be directed for replacement and only minimal amounts to extend service life of existing pool.

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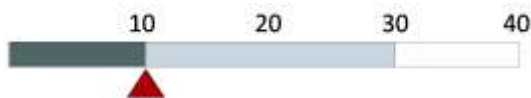
**Rotary Spray Park (Centennial Park)**

Location: Fort St. John

Ownership: City of Fort St. John

**Rating: 6.0** (scale of 1-10)

Remaining service life: 15-20 years



Strategic value: Only outdoor spray park in North Peace region.

Description: Spray toys on zero-beach basin, picnic seating adjacent. No washrooms or change rooms in close proximity.



*Spray park*

Year built: Estimated 2002

Year renovated/expanded: Unknown

Square footage: 2,500 SF area

Utilization: Seasonal use. Good.

Functionality: Well designed layout, good sightlines.

Occupant load: Nominal load 30-40 kids.

Building type: n/a

Foundation: Concrete

Envelope: n/a

Roof: n/a

Interior: n/a

Mechanical: Housed in outbuilding adjacent to North Peace Arena. Condition unknown. Presumed good.

Kitchen: n/a

Washrooms: None.

Code compliance: CSA approved.

Handicapped access: Good.

Appearance: Very good.

Site amenities: Centennial Park and playground, adjacent recreation buildings and museum.

Parking: Paved, shared. Good.

Site secured: No.

Capital interventions anticipated:

Harsh winters will prematurely deteriorate equipment and slab, but no major issues observed. Convenience washroom(s) or change cabanas should be considered, but not essential.

Additional observations:

Spray parks periodically have water toys relocated, replaced or augmented in order to refresh or revitalize the attraction. Upgrades should be viewed as an opportunity to draw new users, not solely as a technical necessity.