

Asset:

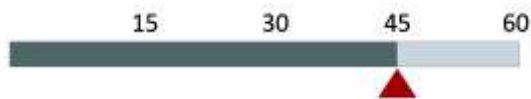
Kids Arena Fieldhouse

Location: Fort St. John

Ownership: City of Fort St. John

Rating: 6.0 (scale of 1-10)

Remaining service life: 15 years



Strategic value: High value, high demand - only indoor artificial turf facility in North Peace.

Description: Ice arena made redundant with the opening of the Pomeroy Centre, was converted into a dryland facility abandoning the ice plant, and extending the remaining life of the building shell. Spectator seating for about 300. Used for indoor soccer, lacrosse, kids indoor play and dryland training for various sports. Large multi-purpose space on mezzanine level.



Exterior

Year built: Originally constructed in 1974, converted to indoor turf in 2011

Year renovated/expanded: None

Square footage: 25,000 SF



Interior

Utilization: Prime-time (55 hours/wk.) fully booked, some off-prime used. Wait list for programs. Excellent.

Functionality: Adaptable for numerous sports. Very good.

Occupant load: 40 players plus 00 spectators; 1,000 for assemblies.

Building type: Pre-manufactured steel.

Foundation: Concrete slab on grade.

Envelope: Steel to ground line. Fair.

Roof: Steel beams and purlins, metal deck. Fair.

Interior: Insulated. Glass and dasher-boards retained, lighting adequate. turf approaching half-life. Very good.

Mechanical: Gas heat. Building mechanical original but still serviceable. Fair.

Kitchen: Concession with minimal kitchen. Fair.

Washrooms: Public (3/gender), 4 team rooms (one used for storage).

Handicapped access: Partial. Good.



Glazed end dashboards

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

Appearance: Aging but maintained. Good.

Site amenities: Adjacent recreation facilities and Centennial Park. Excellent.

Parking: Paved, shared. Very good.

Site secured: No.

Capital interventions anticipated:

Minor upgrades and repairs as required to extend the building life to its maximum. Eventual replacement of the facility will be required within 15 years with likely a twin indoor turf facility that would address capacity issues as well.



Team room under bleachers

Additional observations:

Repurposing of a redundant ice arena into an indoor fieldhouse is a best-practices case study of how to maximize the utility of an asset.

Current Kid's Arena Fieldhouse is operating at capacity for prime time and off-prime time. In the short run, additional capacity for indoor sport fields demand could be addressed by possibly un-refrigerating one of the hockey ice sheets and covering with artificial turf to address rapidly growing indoor soccer demands while mitigating soft hockey ice demand (low or no off-prime demand). The rink could revert back to ice when a new indoor facility is built.

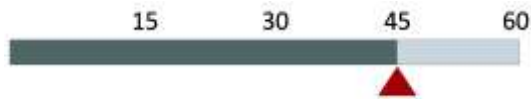
Asset:
North Peace Gymnastics Club

Location: Fort St. John

Ownership: City of Fort St. John

Rating: 4.5 (scale of 1-10)

Remaining service life: 15 years



Strategic value: Only gymnastics facility in North Peace. If gymnastics were to relocate, the space would be ideal for use as a gymnasium or subdivided into multi-purpose spaces.

Description: The space is the former natatorium that served the FSJ community before the North Peace Leisure Centre was built in 1997. As a gymnastics hall, the existing clear-span space is functional with adequate clear height (except for rhythmic) but overall is inadequate in area. Equipment has to be moved and shifted, losing valuable training time.

Year built: outdoor pool 1967, covered in 1972, converted to Gymnastics in 1997

Year renovated/expanded: None

Square footage: 7,500 SF

Utilization: Used daily. Good

Functionality: Space converts for equipment; old pool tank allows for in-floor trampolines. Good.

Occupant load: Nominally 30 users, only 10 active at any time. Good.



Equipment Layout



Training Room

Building type: Concrete, block, steel roof.

Foundation: Concrete slab on grade. Good.

Envelope: Concrete, CMU, steel. Good.

Roof: Open-web steel joist, metal deck, membrane. Good.

Mechanical: Original, functioning. Good.

Washrooms: Dressing rooms. Poor.

Code compliance: Non-combustible construction, non-sprinklered. Fair.

Handicapped access: Limited. Fair.

Appearance: Fatigued, maintained. Good.

Site amenities: recreation precinct. Good.

Parking: Paved, shared.

Capital interventions anticipated:
Planning for a larger replacement facility has been initiated by the Club.

Additional observations: Good use of redundant space.