

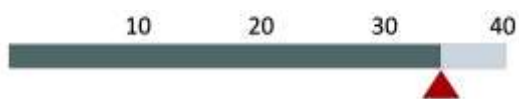
Asset:
**Buick Creek Community Hall
(Rural)**

Location: Buick Creek, unincorporated

Ownership: Buick Creek Community Club

Rating: 2.0 (scale of 1-10)

Remaining service life: Less than 5 years



Strategic value: Redundant asset.

Description: Stand-alone community hall with kitchen and washrooms. Community focus has shifted to arena and community also has access to school gym (no liquor).



Exterior

Year built: 1980's according to club

Year renovated/expanded: Minor

Square footage: Estimated 2,000 SF

Utilization: Seldom used in recent years.
Poor.

Functionality: Adaptable but small. Fair.
Occupant load: 30-50. Good.

Building type: Wood frame on crawl.



Interior

Foundation: Perimeter concrete. Poor.

Envelope: Wood frame.

Roof: Wood frame, shingles.

Interior: Plywood, paper tile ceiling. Poor.

Mechanical: Gas heat, aging. Poor.

Kitchen: Residential quality. Good.

Washrooms: Adequate for load. Good.

Code compliance: Combustible construction, no fire suppression, alarms or signage. Poor.

Handicapped access: None. Poor.

Appearance: Neglected. Poor.

Site amenities: Post office outbuilding.

Parking: Gravel. Fair.

Site secured: Fenced. Good.

Capital interventions anticipated:
Roof needs replacement. Envelope and interior in very poor condition.

Additional observations:
Facility redundant except for liquor licensed assemblies (few in numbers).

Asset:

Cecil Lake Community Hall (Rural)

Location: Cecil Lake, unincorporated

Ownership: Cecil Lake Recreation Commission

Rating: 5.0 (scale of 1-10)

Remaining service life: 10-15 years



Strategic value: Best condition hall east of FSJ, central location, reasonably well utilized now.

Description: Community hall located between FSJ and Clearview. Hall includes light commercial kitchen (including venting) and washrooms. Site includes CSA approved playground and two ball diamonds.



Exterior

Year built: 1967

Year renovated/expanded: Kitchen 1985; roof, electrical and flooring improvements in 2001.

Square footage: Estimated 3,500 SF



Ball diamonds and parking

Utilization: 30-40 events annually. Booked for socials (Clearview gym no liquor allowed).

Functionality: Adaptable. Good.

Occupant load: Estimated 50-100. Good.

Building type: Wood frame on crawlspace.

Foundation: Concrete crawl. Good.

Envelope: Board and batten wood. Good.

Roof: Pitched roof, shingles. Good.

Interior: Lino floor, plywood walls

Mechanical: Gas. Good condition.

Kitchen: Light commercial. Good.

Washrooms: Meets occupant load. Good.

Code compliance: Combustible construction, no fire suppression, alarms. Fair.

Handicapped access: Limited (ramp).

Appearance: Aging but maintained. Good.

Site amenities: Playground and diamonds.

Parking: Gravel, adequate size. Good.

Site secured: No.

Capital interventions anticipated:

Lifecycle foundation, mechanical and envelope.

Additional observations: Located between other existing halls Golata and Osborn.

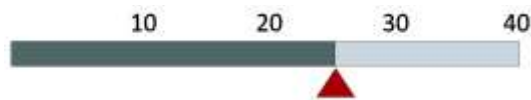
Asset:
**Charlie Lake Community Hall
(Rural)**

Location: Charlie Lake, unincorporated

Ownership: Charlie Lake Community Club

Rating: 6.5 (scale of 1-10)

Remaining service life: 15-20 years



Strategic value: Large hall closest to Fort St. John.

Description: Community hall across road from Charlie Lake Elementary School.



Exterior

Year built: Estimated 1990's

Year renovated/expanded: 2010's

Square footage: 5,400 SF (60' x 90')

Utilization: Multiple times per week, including weekend. Good.

Functionality: Adaptable for assemblies, banquets, fairs or performance (acoustics marginal). Good.



Entrance

Occupant load: 150-300. Very good.

Building type: Pre-manufactured metal building. Good.

Foundation: Concrete at grade.

Envelope: Pre-eng metal, insulated, plywood at entrance. Good.

Roof: Curved arch metal roof. Good.

Interior: Plywood. Fair.

Mechanical: Gas heat, upgraded. Good.

Kitchen: Light commercial kitchen. Good.

Washrooms: Meets code. Good.

Code compliance: Non-combustible construction, not sprinkled. Multiple exits, signage. Good.

Handicapped access: Limited (missing hardware). Fair.

Appearance: Maintained. Good.

Site amenities: None.

Parking: Paved, 60-70 stalls; lot lighting.

Site secured: Yes.

Capital interventions anticipated:

Envelope failures eminent, mechanical nearing end of service life.

Additional observations: Cared-for and well used asset.

Asset:

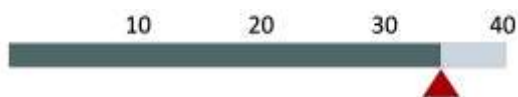
Golata Community Hall (Rural)

Location: Golata, unincorporated

Ownership: owned by PRRD, operated by Golata Creek Recreation Society

Rating: 2.0 (scale of 1-10)

Remaining service life: 5 years



Strategic value: Remote location, decreasing use.

Description: Community hall east of FSJ and about ½ hour drive south of Clearview. Portable (kitchen, indoor washrooms) added to hall in 1980's.



Exterior

Year built: 1959

Year renovated/expanded: Kitchen added 1987, plumbing 2009

Square footage: 2,000 SF

Utilization: Less than 5 times/week. Poor.

Functionality: Single-purpose, not adaptable. Poor.

Occupant load: 30-50.



Entrance

Building type: Wood frame on crawlspace.

Foundation: Posts on concrete spread footings. Poor.

Envelope: Wood frame; portable likely steel stud framing. Poor.

Roof: Metal pitched. Poor.

Interior: Lino, plywood wall panels. Poor.

Mechanical:

Kitchen: Residential. Fair.

Washrooms: Adequate for load. Fair.

Code compliance: Combustible construction, no fire suppression, not to fire code. Poor.

Handicapped access: No.

Appearance: Building and site not maintained. Poor.

Site amenities: None.

Parking: Gravel, overgrown.

Site secured: Fenced.

Capital interventions anticipated:

Roof needs replacement or major repairs (re-occurring). Envelope and interior in very poor condition.

Additional observations: Questionable viability of asset, but community is attached to the facility.

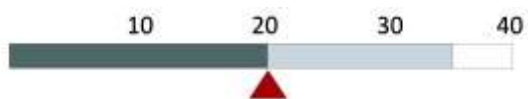
Asset:
Halfway Community Hall (Rural)

Location: Upper Halfway, unincorporated.

Ownership: owned by PRRD, operated by the Halfway Graham Community Club

Rating: 4.0 (scale of 1-10)

Remaining service life: 15-20 years



Strategic value: Valuable asset to a remote community, used as gym by local school.

Description: Small community hall. Adjacent to schools, playground and field, as well as rodeo grounds across road.



Exterior

Year built: 1990's.

Year renovated/expanded: Unknown.

Square footage: Approx 2,500 SF

Utilization: Day use by school, infrequent evening use. Good.

Functionality: Versatile. Fair.

Occupant load: 30-50. Good.

Building type: Wood frame re-clad in corrugated metal.



Interior

Foundation: Crawl, posts on spread footing. Fair.

Envelope: Raised-seam metal. No windows. Very good.

Roof: Pointed arch. Integrated with walls.

Interior: Plywood floor and walls. Fair.

Mechanical: Propane heat. Fair.

Kitchen: Residential, in disrepair. Poor.

Washrooms: Wood outhouses. Poor.

Code compliance: Combustible, no sprinklers, fire extinguished. Fair.

Handicapped access: Ramp but not HC accessible. Poor.

Appearance: Maintained. Good.

Site amenities: Rodeo grounds across road, school site amenities.

Parking: Gravel, abundant. Good.

Site secured: No.

Capital interventions anticipated: Interior finishes and flooring, kitchen and lighting in need of upgrade. Outhouses in poor condition.

Additional observations: Worth maintaining. Important asset to a very isolated community.

Asset:

Montney Community Hall (Rural)

Location: Montney, unincorporated

Ownership: Montney Recreation Commission

Rating: 6.5 (scale of 1-10)

Remaining service life: 15-20 years



Strategic value: Important community gathering place for rural community. Nearest school gym in Rose Prairie.

Description: Community hall with kitchen and washrooms. New playground and picnic area under construction. Post office outbuilding on same site.



Exterior

Year built: 1990's

Year renovated/expanded: Re-clad in 2010's; 2014 new playground.

Square footage: 3,000 SF (36' x 80')

Utilization: Used frequently. Good.

Functionality: Adaptable for a variety of uses. Very good.



New playground and picnic area

Occupant load: 50-150 depending on event.

Building type: Wood frame, metal clad.

Foundation: Concrete on grade. Good.

Envelope: Raised-seam metal, wood windows. Good.

Roof: Metal, wood structure. Good.

Interior: (missing information)

Mechanical: Gas heat. Maintained. Good.

Kitchen: Light commercial quality. Good.

Washrooms: Meets occupant load. Good.

Code compliance: Combustible construction, no sprinklers, portable fire suppression equipment. Good.

Handicapped access: Grade entry but raised lip. No door hardware. Fair.

Appearance: Well maintained. Very good.

Site amenities: Playground, post office.

Parking: Gravel, sufficient size.

Site secured: No.

Capital interventions anticipated: mechanical upgrades anticipated, interior finishes.

Additional observations: Well cared-for.

Asset:

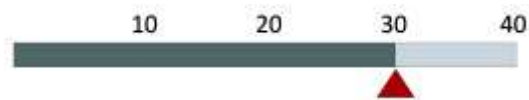
Osborn Community Hall (Rural)

Location: Osborn unincorporated;
35 kms to Cecil Lake Hall, 60 kms to FSJ

Ownership: owned by PRRD, operated by
the Osborn Community Association

Rating: 2.5 (scale of 1-10)

Remaining service life: 10 years



Strategic value: Overall low; locally high

Description: Community hall located in a
very isolated and remote area serving
local agricultural community.



Exterior



Entrance

Year built: Installed est. 1980's

Year renovated/expanded: Ramp 2010's

Square footage: Est. 2,000 SF

Utilization: Low

Functionality: Multi-purpose, adaptable

Occupant load: 30-40

Building type: Portables (2), combustable

Foundation: Crawlspace, posts on pads.

Envelope: Wood, metal, wood windows

Roof: Metal, insulated

Interior: Lino, plywood, vinyl panel

Mechanical: Gas

Kitchen: Residential quality

Washrooms: Yes

Code compliance: Non-conforming, not
sprinklered, multiple exits

Handicapped access: Limited (ramp)

Appearance: Poor

Site amenities: Playground and sport filed
unusable

Parking: Gravel, abundant

Site secured: No; covers for some
windows

Capital interventions anticipated:
Systemic envelope and structural failure
within 10 years

Additional observations:
Deferred maintenance accelerating
deterioration

Asset:
Taylor Community Hall (Taylor)

Location: District of Taylor

Ownership: District of Taylor

Rating: 8.0 (scale of 1-10)

Remaining service life: 20-25 years



Strategic value: Important asset to the Taylor community.

Description: Multi-purpose hall located in recreation precinct. Hall includes large hall, kitchen, washrooms and support space, as well as a physio and rehab studio and office space.



Exterior

Year built: 2001

Year renovated: 2014 (new floor)

Square footage: 5,000 SF hall plus 1,500 SF common space and 1,500 SF office and physio space.

Utilization: About 450 events booked per year, 80% free of charge to the community (private rentals charged).

Functionality: Highly versatile. Very good.



Interior

Occupant load: 250-500 depending on type of event. Very good.

Building type: Concrete, CMU and wood and metal trusses, wood ceiling.

Foundation: Concrete perimeter, on crawlspace. Very good.

Envelope: CMU and metal upper and roof.

Roof: Pitched metal, membrane. Good.

Interior: OSB panels, new Pulastic floor. Excellent.

Mechanical: Maintained, original. Good.

Kitchen: Commercial kitchen. Excellent.

Washrooms: Exceeds capacity. Excellent.

Code compliance: Non-combustible, non-sprinklered. Fire exiting and suppression equipment. Very good.

Handicapped access: One level. Very good.

Appearance: Aesthetically pleasing. Good.

Site amenities: Recreation precinct.

Parking: Paved, shared.

Site secured: No.

Capital interventions anticipated: mechanical in next 10-15 years.

Additional observations: Intensively used, but preventative maintenance standards are high. Hall large enough for small basketball court, but intentionally no lines or backboards.

Asset:

Upper Cache Community Hall (Rural)

Location: Upper Cache, unincorporated.

Ownership: owned by PRRD, operated by the Cache Creek Community Club

Rating: 4.0 (scale of 1-10)

Remaining service life: 10-15 years



Strategic value: Isolated rural community, remote (>45-minute drive to Charlie Lake).

Description: Double-wide portable classroom-type structure, outbuilding, playground (in disrepair) and outdoor rink (abandoned).



Exterior

Year built: late 1990's, early 2000's.

Year renovated/expanded: Shed added in about 2010.

Square footage: 1,000 SF plus 200 SF shed and outhouses

Utilization: Low, but community is small.



Hall, playground and outdoor rink to left

Functionality: Good for intended use.

Occupant load: 20-30. Good.

Building type: Manufactured portable.
Foundation: Post on pads, crawlspace.
Envelope: metal on steel stud, insulated.
Roof: Metal, steel truss, t-bar ceiling.
Interior: Plywood wall panels.

Mechanical: Gas heater. Fair.
Kitchen: Kitchenette. Poor.
Washrooms: Outhouses.

Code compliance: Non-combustible, marginally-conforming. Fair.
Handicapped access: Ramp but not HC accessible. Poor.

Appearance: Fatigued and damaged. Poor.

Site amenities: Damaged play apparatus.
Parking: Gravel. Adequate area.
Site secured: Fenced.

Capital interventions anticipated: Overall poor condition and eventual replacement may make more sense than repairs.

Additional observations: Evidence of not enough manpower to deal with routine maintenance.