

2.0 Status of Current Inventory – Condition, Utilization and Cost Recovery

This section of the report focuses on the supply-side of the equation and examines time capacity measured in utilization, condition of the facility and its projected / expected remaining service life and, an assessment of cost recovery effectiveness.

The analysis in this section is subdivided into the major recreation facility components:

- Arenas and ice facilities
- Aquatics
- Dryland facilities
- Community halls
- Schools (urban and rural)
- Sports fields
- Miscellaneous buildings
- Miscellaneous outdoor facilities

2.1 Arenas and Ice Facilities

Ice Facilities Utilization

Systemic to all ice arenas in the North Peace region are the relatively low effective utilization. Pomeroy East and West and Taylor Arena utilize portions off-prime time (after 10:00 PM, early mornings or before 4:00 PM weekdays) but prime time slots are not always completely booked. On a month-by-month basis, many booked timeslots appear to have been unused. Other slots are booked but not used (no data available to quantify). The urban arenas approach an average 90% prime time utilization by Minor Hockey and other youth sport ice users including figure skating and short-track speed-skating. In rural arenas the low Minor Hockey usage means adult recreation hockey has regular and frequent access to prime-time ice schedule slots indicating a soft overall demand for ice. When combining prime and off-prime for a total time inventory of 75 hours / week, only Pomeroy and Taylor arenas at about 90% utilization.

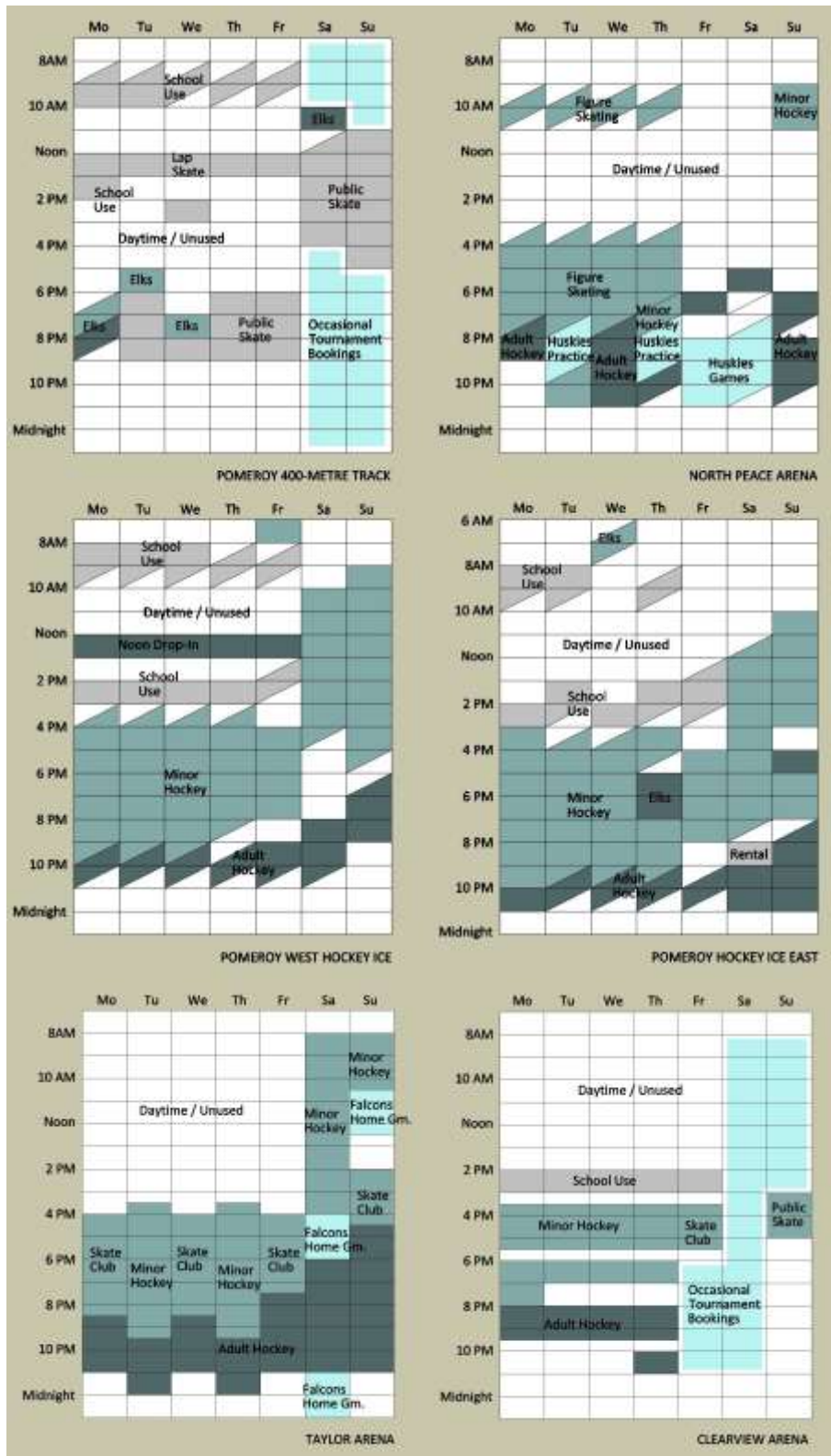
All North Peace ice rental rates are so low at all times, that even with off-prime time sold, self-sustaining break-even operations is not possible and heavy financial subsidization is required. Rural arenas provide an amenity for a remote geographic area, but from an operational standpoint are not economically viable (though somewhat mitigated by the use of volunteer labour to keep costs down).

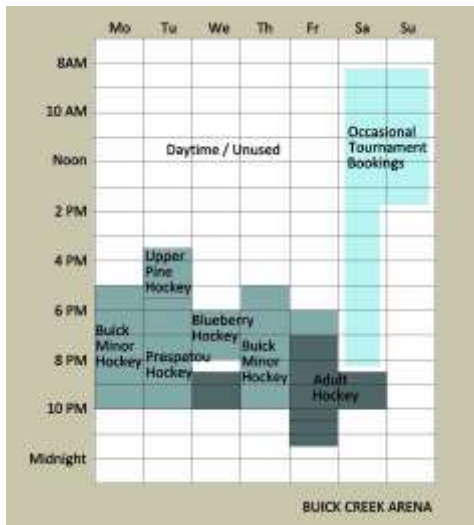
Figure 5. Ice Utilization

Arenas and Ice Facilities (Seasonal Use Only)	Hours Prime Time Used by Youth / Week*	Hours Prime Time Used by Adult / Week	Percent Prime Time Used	Hours Off-Prime Time Used	Total Hours Used/Week (X / 75 hrs)	Percent Total Time Used (% of 75 hrs)
Buick Creek Arena	19.5	6.0	51%	0.0	25.5	34%
Clearview Arena	17.0	7.0	48%	0.0	24.0	32%
Fort St. John Curling Club	1.5	30.0	63%	0.0	31.5	41%
North Peace Arena (incl. Huskies)	33.0	12.0	84%	4.0	45.0	64%
Pomeroy Centre West Hockey	38.0	15.5	87%	10.0	53.5	84%
Pomeroy Centre East Hockey	41.5	15.0	89%	11.0	56.5	89%
Pomeroy Centre 400m Track	23.5	2.0	51%	0.0	25.5	34%
Prairie Rose Curling Club	0.0	4.0	8%	0.0	4.0	5%
Taylor Arena	35.0	25.0	100%	10.0	60.0	92%
Taylor Curling Club	n/a	6.0	12%	0.0	6.0	8%

* Excl. school use(reciprocal use, no revenues)

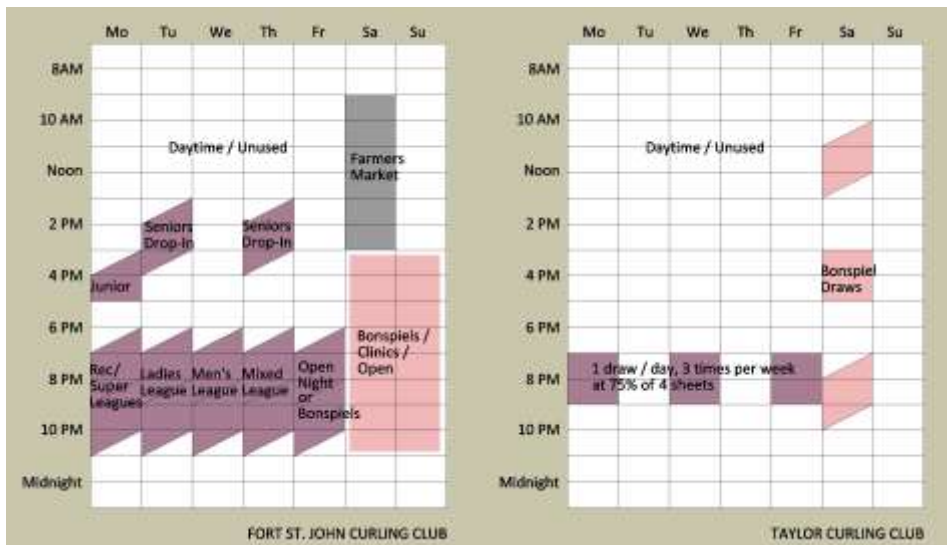
Figure 6. Arenas Typical Weekly Schedules





As the schedule schematic diagrams above illustrate, hockey arenas in urban areas are about 90% booked during prime-time with about an average of 10 hours of off-prime used for a net of 100% prime and about 25% of off-prime. This suggests inherent additional capacity for Minor Hockey growth through shifting adult hockey to later time slots.

Figure 7. Curling Typical Weekly Schedules



As the schedule diagram above illustrates, curling in Fort St. John is regularly two draws per day with weekends largely open to the many bonspiels and rentals. If no events are booked, rinks are open to the 310 members for additional draws, adding to use but not revenues. The Taylor Curling Club with half the rinks but only 1/12th the membership at only 24 curlers is used for draws only an estimated 12% of prime time (plus sporadic bookings for bonspiels and occasionally by individuals for free play).

Ice Facilities Condition

The table below summarizes information about the various ice facilities in the North Peace including the condition-rating attributed during the assessment tours, the estimated remaining building life

and the potential order-of-magnitude construction costs for replacement facilities. Replacement costs assume simple economical concrete-block and pre-engineered metal construction with an estimated 30-year building life. A replacement North Peace Arena need not have a seating capacity in excess of 1,000 (large enough for Jr. B tenant) for estimating purposes. A new FSJ Curling Club with 8-sheets would be adequate as growth can be absorbed with an additional daytime draw.

Figure 8. Ice Condition

	Asset Condition Rating	Remaining Bldg. Life Years	Replacement Year Anticipated	Existing Building Sq. Ft.	Replacement Building Sq. Ft.	Replacement Cost Current \$ Indexed to FSJ
Arenas and Ice Facilities						
Buick Creek Arena	6.5	25	2040	27,000	27,000	\$5,400,000
Clearview Arena	4.0	15	2030	27,000	27,000	\$5,400,000
Fort St. John Curling Club	5.5	15	2030	28,000	27,000	\$5,400,000
North Peace Arena	4.0	15	2030	40,000	40,000	\$15,000,000
Pomeroy Centre	8.5	35	2050	190,000	190,000	unknown
Prairie Rose Curling Club	2.5	5	n/a	5,500	5,500	\$0
Taylor Arena	7.5	20	2035	33,000	33,000	\$6,400,000
Taylor Complex Curling and Pool	6.5	10	2025	15,000	15,000	\$3,000,000

Ice Facilities Cost Recovery

Ice facilities and swimming pools are the most expensive recreation facilities to operate and maintain. However, ice arenas typically have lower operating costs and a more reliable stream of revenue as ice is typically booked in blocks for 7-8 months per year. In summarizing North Peace ice facility operating budgets, the main observation is that historically low ice rental rates are an expectation with user groups resulting in low revenues compared with other municipalities and regional districts. In addition, Fort St. John has committed in policy to making recreation accessible to all citizens by remaining affordable, impacting revenues for a higher social good. This pricing structure suppresses the regional marketplace affecting neighbouring facilities and rates.

Operating costs were found to be in line with recreation industry averages and rural arenas found to rely heavily on volunteer labour bring expenses closer into line with revenues. The Taylor facilities expenses are complicated by the fact that arena staff are also partially allocated to maintaining other assets including the community hall and sports fields, creating a high labour number that should actually be pro-rated.

Figure 9. Ice Cost Recovery

Arenas and Ice Facilities	Program Bookings Revenue \$	Outside Rentals Revenue \$	Food and Beverage NET Revenues \$	Ann. I Labour Expense (Pro-Rated)	Annual Energy Expense \$	Annual Insurance / Overheads \$	Annual Maint. / Repair \$	Annual Net Revenue \$	Cost Recovery Percentage	Annual Local Government Subsidy \$
Buick Creek Arena (\$60/hr.)	\$0	\$26,000	\$0	(\$14,500)	(\$20,500)	(\$48,500)	(\$8,500)	-\$66,000	28%	\$75,000
Clearview Arena (\$50/hr.)	\$0	\$74,000	\$11,500	(\$71,000)	(\$15,500)	(\$26,000)	(\$55,500)	-\$82,500	51%	\$131,500
Fort St. John Curling Club	\$95,000	\$25,000	\$25,000		(\$50,000)	(\$25,000)	(\$15,000)	\$55,000	-162%	
North Peace Rec Centre	\$150,000	(in B/R)	(in B/R)	(\$528,000)	(\$98,000)	(\$61,000)	(in I/O)	-\$537,000	-22%	
Pomeroy Centre	\$206,000	\$163,000		(\$1,955,000)	(\$483,000)	(\$134,000)	(in I/O)	-\$2,203,000	-14%	\$2,203,000
Rose Prairie Curling Club	\$0	\$6,500	\$0	\$0	(\$8,000)	(\$7,000)	(\$2,000)	-\$10,500	26%	\$6,500
Taylor Arena (\$50/hr.)	\$0	\$105,000	\$5,000	(\$340,000)	(\$105,000)	(\$90,000)	(\$46,000)	-\$471,000	45%	
Taylor Complex Curling / Pool	\$8,000	\$5,000	\$3,000	(\$25,000)	(\$31,000)	(\$13,000)	(\$14,000)	-\$67,000	31%	

1) Fort St. John Curling Club annual membership fee is \$280 x 340 members is \$95,000. Taylor assumed to have a comparable but not higher rate.
 2) Taylor Complex numbers are the association's and the District's combined
 3) Pomeroy Subsidy column includes government transfers, revenue transfers and donations/sponsorships
 4) Pomeroy Centre includes Parks and Recreation Dept. administration

Italics: indicates estimated
 (Parenthesis is negative value)

2.2 Aquatic Facilities

Aquatic facilities in the North Peace offer a broad variety of swimming opportunities, including the innovative solution in Taylor of erecting a temporary 4-lane 25-metre pool inside the Curling Club during the dry-floor summer months. The North Peace Leisure Centre features a 6-lane 25-metre tank and a leisure pool with wave generator, hot pool and waterslide.

Inconnu (winter) and Stingrays (summer) swim clubs use of the lane tank accounts for between 15,000 to 20,000 annual user visits. The leisure pool is scheduled for public use daytimes, evenings and weekends and in recent years there were 30,000 to 40,000 annual leisure swim visits, almost 75% of that on weekday evenings and weekends. Red Cross lessons account for over 25,000 annual user visits. Aquafit attracts over 4,000 attendees per year. Public lap swim accounts for another 4,000 user visits per year.

• Public swim	Leisure pool	30,000-40,000 user visits per year	44%
• Red Cross lessons	Lane tank	25,000-30,000 user visits per year	29%
• Swim team	Lane tank	15,000-20,000 user visits per year	19%
• Public lane swim	Lane tank	4,000-5,000 user visits per year	4%
• Aquafit	Lane tank	4,000-5,000 user visits per year	4%
Total		72,000 to 105,000 annual user visits	

The schedule below illustrates the lane tank where swim club, swim lessons, aqua-fit and public swim compete for time. The FSJ program tank indicated in the table below has a bather load limited to about 110 persons based on the [Health Act](#). Practically, pools can support no more than 6 swimmers per lane or 36 overall without over-crowding but most swim teams train with one swimmer per lane.

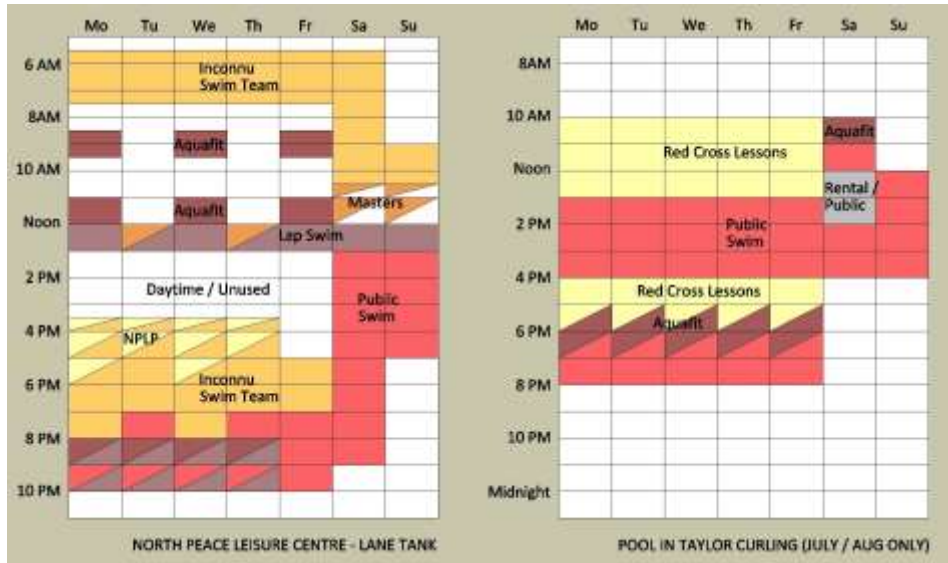
As mention earlier, the Inconnu Swim Club currently has 113 members and 38 hours per week of access to at least 3 lanes translating into 28.5 hours of full 6-lanes access (90 minutes per week in the water per swimmer based on 1-person per lane at any given time, with multiple swimmers in lanes for at least part of the time, the average is doubled or tripled that amount). The summer Stingrays swim program has fewer members and fewer hours per week of pool time.

Figure 10. Aquatic Utilization

Aquatic Facilities	Weekly Hours Public Swim All Pools	Weekly Hours for Programs All Pools	Weekly Hours Swim Club Lane Pool Prime	Weekly Hours Swim Club Lane Pool Non-Prime	Percent Weekly Hours Public/ Program	Percent Weekly Hours Swim Club
North Peace Leisure Centre	19	25	16*	12.5*	50%	33%
Rotary Spray Park (seasonal)	50	0	0	0	100%	0%
Taylor Complex Pool (seasonal)	28.5	30.5	0	0	67%	0%

* Equivalent to entire pool - actual hours with 3 or 6 lanes booked is 38 hours per week

Figure 11. Aquatic Typical Weekly Schedules



The Taylor lane pool is used for swim lessons, aqua-size and public swim. There is no swim club in Taylor. The FSJ Rotary Spray pool is a leisure body of water operating daily during the daytime, except during inclement weather.

Aquatic Facilities Condition

The table below summarizes information about the one year-round and two seasonal aquatic facilities in the North Peace region, including the condition-rating attributed during the assessment tours, the estimated remaining building life and the potential order-of-magnitude construction costs for replacement facilities.

Figure 12. Aquatic Condition

Aquatic Facilities	Asset Condition Rating	Remaining Bldg. Life Years	Replacement Year Anticipated	Building Area Sq. Ft.	Replacement Building Sq. Ft.	Replacement Cost Current \$ Indexed to FSJ
North Peace Leisure Centre	5.0	15	2030	23,500	35000*	\$20,000,000
Rotary Spray Park	6.0	20	2035	2,500	2,500	\$500,000
Taylor Complex: Pool	6.5	10	2025	15,000	(see comments in text)	

* Includes 5,000 sq.ft. of multi-purpose rooms; lane tank to current FINA standards; leisure water to include water-in-motion hot pool and waterslides.

North Peace Leisure Centre pool aside from technical problems, also has functional issues such as the lane-swimming tank is non-conforming (too narrow) and the wave pool too short for proper wave-generation. The lane pool should be about 50-feet wide but is only about 37-feet wide (lanes 6-feet wide instead of the recommended 8-feet). At the premature end of its service life, the pool should be replaced and not major renovated. Cost of a new, larger facility would be about \$20 million.

The temporary pool erected each summer in the Taylor Curling and Pool Centre (pictured below) is an interesting and unique amenity provided in a community that might not otherwise have a pool. Technically and functionally however the pool presents challenges. The curling venue was never designed to house the environmental conditions created by a pool and functionally, the building has no adequate 'wet' change rooms.

The key question with the Taylor pool is in fact the long-term viability of the curling club, and not the pool itself. Should the curling club fail in the future and the venue not be rebuilt at the end of building life, three options exist. One, the pool ceases to exist; two, the pool is erected in the hockey arena; three, a new outdoor pool or water park is developed to replace the seasonal indoor pool.

Figure 13. Taylor Pool Installation and Complete



Aquatic Facilities Cost Recovery

Aquatics are the most expensive recreation facilities to operate and maintain. Typically cost recovery with most stand-alone pool facilities and pools as a separate business unit within multi-purpose recreation centres varies from 30% to 60%. The difference between pools and other recreation facilities is the relatively high ratio of staffing (Health Act requirement for lifeguards) and high energy costs inherent with pool operations.

The NPLC is at about 30% cost recovery for a pool that appears to be very well utilized, with between 72,000 and 105,000 annual user visits in the past five years. In order to make the pool attractive to all residents in a community, typically revenues from public swim and leisure are kept very low to incentivize participation. Rates at NPLC are comparable with those at most other pools in British Columbia.

Inconnu Swim Club indicated it currently pays almost \$8/hour per lane or \$48/hour for the entire lane pool, comparable to the \$60/hour minor hockey pays to use ice. Much of the swim club's pool time however is limited to only three lanes due to competing demands.

The NPLC has experienced numerous problems and technical issues over the years and spending on repairs and maintenance is unusually high for a pool of this age. Budget numbers for 2013 indicated almost \$300,000 was spent on O/M and this year the pool has been closed for an extended period to address some serious issues in the leisure tank.

The Taylor pool operates for 3 months each year, set up in the curling rink. Revenues are expectedly low, but the real challenge is the relative significant cost of labour for setting up and tearing down the portable pool and wood deck. Most of the overheads are considered part of the curling rink operations and costs shown are only those directly related to the three-month annual pool operation including lifeguarding and pro-rated pool water heating and filtration costs.

Figure 14. Aquatic Recovery

Aquatic Facilities	Program Bookings Revenue	Outside Rentals Revenue	Food and Beverage NET Revenues \$	Ann. Labour Expense (Pro-Rated)	Annual Energy Expense	Annual Insurance / Overheads	Annual Maint. / Repair	Annual Net Revenue	Cost Recovery Percentage	Annual Local Government Subsidy \$
North Peace Leisure Centre	\$756,000	(in B/R)	\$5,400	(\$1,836,000)	(\$300,000)	(\$428,000)	(\$294,000)	-\$2,096,600	-27%	\$2,102,000
Rotary Spray Park	\$0	\$0	\$0	\$0	(\$2,000)	(\$4,000)	(\$2,000)	-\$8,000	0%	
Taylor Complex Pool	\$12,000	\$0	\$0	(\$128,000)	(\$10,000)	(\$22,000)	(\$1,000)	-\$149,000	80%	

1) Taylor Curling most of the labour involved in set-up and tear-down for the 3 months of annual operation.

2) NPPLC pool subsidy includes government transfers and other revenue transfers

3) North Peace Leisure Centre pool includes significant maintenance and repairs that are one-time, but O/M capital has been required more than once due to building issues

Italics: indicates estimated
(Parenthesis is negative value)

2.3 Dryland Facilities

Dryland Facilities Utilization

Kids Arena Fieldhouse is the most intensively utilized facility examined in this study. The facility is a re-purposed former ice arena made redundant when the Pomeroy Centre opened and immediately filled a void for indoor artificial turf available during the winter months. The facility is entirely booked by indoor soccer on average over 60 hours per week. Minor Soccer only maintains a short wait-list for indoor leagues, to backfill players who drop-out early in the season.

The full extent of pent-up unmet demand has not been quantified, however based on Soccer Canada data, nationally 44% of school-aged children participate in soccer and of that number, about 60% or 1,150 would participate in indoor soccer. Currently registrations have been capped at 480 less than half of potential demand.

At this point owing to the youth interest and scarcity of time inventory, adult indoor soccer has relegated itself to any unused prime time and mostly off-prime. Currently women's indoor soccer has access to 16 hours per week, roughly 250 players assuming two games per week. Men's indoor soccer only has access to two hours per week, accommodating about 60 players for one game per week. If men's demand were equal to women's, demand would almost double. This profile of utilization illustrates the fact that a second indoor soccer facility is needed as soon as possible.

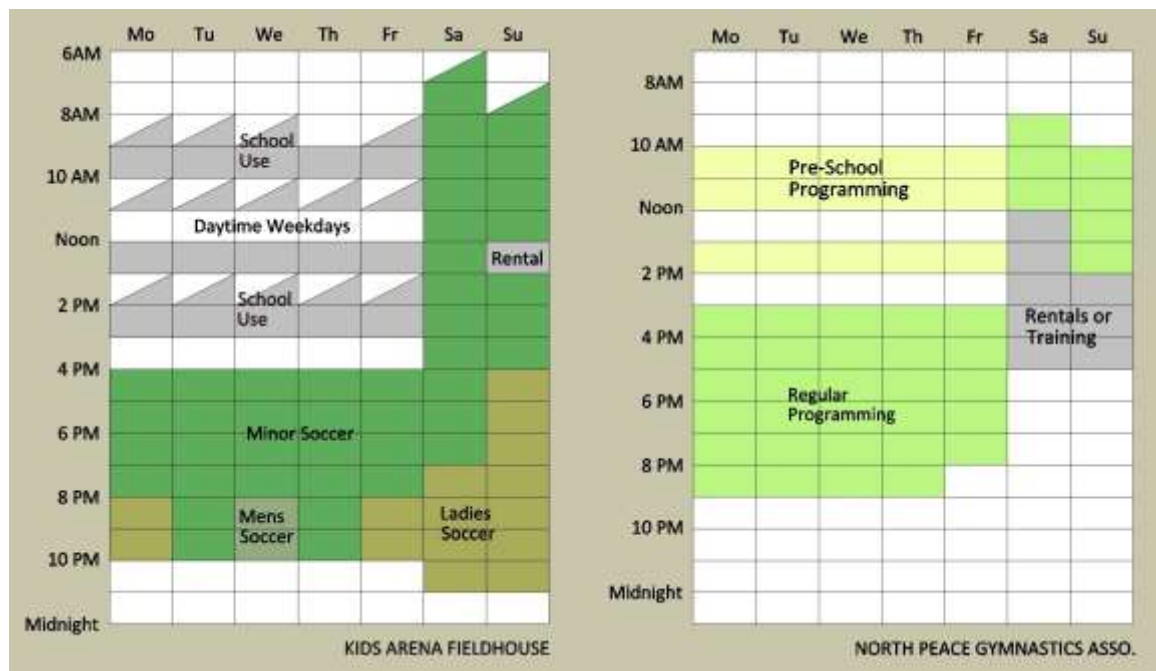
The North Peace Gymnastics centre is intensively utilized during all -prime times and by all age groups. In addition evening drop-in programs are offered for adults and older youth (including parkour). Daytimes are used for pre-school programs, school rentals and home-school rentals. The amount of floor-time per athlete varies by age group and skill level, however the 800+ members and users average about 2 hours per athletes per week (group sizes of at least 7-10 gymnasts). Weekends also see some birthday party rentals.

The North Peace Gymnastics club is housed in what used to be the municipal pool (outdoor built 1967), covered in 1972. The pool tank was partially filled except to areas converted to pits and for trampolines. The floorplate is long and narrow forcing an equipment layout that is problematic and inefficient. The gymnastics group should ideally have a floorplate twice the current size allowing every zone and equipment grouping to be functional and safe. A larger floorplate would also allow more athletes to be on the floor at any given time and would be more efficient for instructors.

Figure 15. Dryland Utilization

Dryland Facilities (Seasonal Use Only)	Hours Prime Time Used by Youth / Week*	Hours Prime Time Used by Adult / Week	Total Hours Prime Off-Prime Used / Week	Percent Prime Time Used	Hours Off-Prime Time Used
Kids Arena Fieldhouse	44	18	62	100%	12
North Peace Gymnastics	65	5	70	100%	20

Figure 16. Dryland Typical Weekly Schedules



Dryland Facilities Condition

The table below summarizes information about the Kids Arena Fieldhouse and North Peace Gymnastics Club, including the condition-rating attributed during the assessment tours, the estimated remaining building life and the potential order-of-magnitude construction costs for replacement facilities.

The main issue with Kids Fieldhouse is capacity and whether to build a new single pitch indoor soccer facility to build a twin facility and abandon Kids Arena well before the end of its service life. A new indoor soccer facility with team rooms, support spaces and modest spectator seating would be about \$5.0 million construction per pitch or \$10.0 million for a twin facility (current dollars). A modest cost savings may be realized by building both pitches at the same time but a bigger advantage is protection from escalation between phases.

Figure 17. Dryland Condition

Dryland Facilities	Asset Condition Rating	Remaining Bldg. Life Years	Replacement Year Anticipated	Building Area Sq. Ft.	Replacement Building Sq. Ft.	Replacement Cost Current \$ Indexed to FSJ
Kids Arena Fieldhouse	6.0	15	2030	25,000	50,000	\$10,000,000
North Peace Gymnastics Ctr.	4.5	15	2030	7,500	20,000	\$4,500,000

Gymnastics currently occupies what was once the Fort St. John municipal pool. The approximately 7,500 SF facility is severely constrained both by growing demand but also insufficient space for a proper and efficient gymnastics gym layout. Too much time is lost moving equipment to and from storage positions, time that could be converted to instruction and activity. A proper gymnastics gym layout should be about 15,000 SF plus another minimally 5,000 SF for change rooms, offices, spectator viewing area and support space.

Three options exist for gymnastics in the future: one, backfill Kids Arena if indoor soccer leaves for a new twin facility; two, build a new purpose-built facility, ideally on a shared site such as the new soccer centre; or three, backfill the North Peace Leisure Centre when a new pool is constructed. The existing buildings limited clear height may restrict programs in rhythmic and trampolines.

Dryland Facilities Cost Recovery

Kids Arena Fieldhouse operating as a fieldhouse rather than an arena is considerably less to operate at about \$6/SF owing to fewer staff required with less maintenance and, lower energy costs without refrigeration. But the dryland space has the potential for revenue comparable to an ice arena (\$60/hour for minor sport), generating a net positive cash flow.

The North Peace Gymnastics Association is a not-for-profit society renting space as opposed to time in a City of Fort St. John-owned building. Budget amounts are estimates based on anecdotal information. The revenues reflect estimated rent paid to the City and costs included metered utilities and some documented labour but do not include operating/maintenance costs and some fixed overheads.

Figure 18. Dryland Recovery

Dryland Facilities	Program Bookings Revenue	Outside Rentals Revenue	Food and Beverage NET Revenues \$	Ann. Labour Expense (Pro-Rated)	Annual Energy Expense	Annual Insurance / Overheads	Annual Maint. / Repair	Annual Net Revenue	Cost Recovery Percentage	Annual Local Government Subsidy \$
Kids Arena Fieldhouse	\$0	\$125,000	\$0	(\$75,000)	(\$15,000)	(\$15,000)	(\$15,000)	\$5,000	104%	
North Peace Gymnastics Ctr.	n/a	\$28,000	n/a	(\$1,600)	(\$9,400)	(\$5,200)	unknown	\$11,800	n/a	

1) Kids Arena revenues based on rates x hours; operating costs based on comparative operating labour, energy and overheads
 2) North Peace Gymnastics Club revenues based on program rates x prime time hours
 3) North Peace Gymnastics Club no cost recovery percentage shown as Q/M unknown and pro-rated overhead costs not included

Italics: indicates estimated (Parenthesis is negative value)

2.4 Community Halls

Community Hall Facilities Utilization

All community halls evaluated are rural, with the exception of Taylor. Many of the halls are serving very small and remote communities (50-100 households), as much as a one-hour drive out from Fort St. John. All estimates were based on anecdotal information (mostly through interviews), except for Taylor Community Hall where typical weekly schedules were available. Type of activities accommodated in halls include child development programs, meetings and adult interest groups,

exercise classes, social gatherings and receptions and activities for seniors. Many events that used to occur in the halls are now drawn to larger banquet facilities in hotels in the city.

Figure 19. Halls Utilization

Community Halls	Annual Program Days Used	Est. Annual Program Hours Used	Percentage Utilized** / Yr. / Ttl. Hrs	Annual Days Rentals	Annual Hours Used by Rentals	Total Annual Days Used	Total Annual Hours Used	Hours Utilization Percentage
Buick Creek Comm. Hall	0	0	0%	20	75	20	75	3%
Cecil Lake Community Hall	0	0	0%	120	400	120	400	16%
Charlie Lake Comm. Hall	100	200	8%	80	300	180	500	20%
Golata Community Hall	0	0	0%	40	150	40	150	6%
Halfway Community Hall*	200	400	16%	40	150	240	550	22%
Montney Community Hall	100	200	8%	120	400	220	600	24%
Osborn Community Hall	0	0	0%	40	150	40	150	6%
Taylor Community Hall	350	2500	100%	100	300	350	2800	112%
Upper Cache Comm. Hall	0	0	0%	40	150	40	150	6%
Wonowon Comm. Hall*	200	800	32%	100	150	300	950	38%

* Hall used by school as its gymnasium

**Based on 50 hours per week or 2,500 hours per year

In the past, community halls played an important role in the lives of the rural residents as landmark, social hub, gathering place and a place for celebrations. In the present, rural residents are more mobile and less tied to the land (many are now hobby farms and acreages, with large plots commercially farmed). As well, in some cases long-time extended families with deep connections to their neighbours have been replaced with small households and more introverted residents.

The community halls still have a role as identifier or landmark for an area (sometimes the only identifier), but the need and use of these halls in many cases has declined from daily use to only a few times a month. Two of the halls, Wonowon and Halfway serve as the local elementary school's gymnasium and are in use every day. Taylor is used daily as well but serves a much larger catchment.

While many of these community halls are significantly under-utilized, there is no compelling reason to decommission any of them as they continue to serve a role, albeit only symbolic in some cases. However, when these buildings reach the end of their service-life, replacement will become difficult to rationalize and cost prohibitive to build. Demand for community hall space will be shifted to the remaining community centres and the fewer remaining halls will remain economically viable.

Community Hall Facilities Condition

The table below summarizes information about the community halls in the North Peace region, including the condition-rating attributed during the assessment tours, the estimated remaining building life and the potential order-of-magnitude construction costs for replacement facilities. Replacement facilities are assumed to be economical-quality, typically insulated pre-engineered metal buildings with plywood interior panels and resilient flooring, with a servery kitchen, storage and washrooms.

Figure 20. Halls Condition

Community Halls	Asset Condition Rating	Remaining Bldg. Life Years	Replacement Year Anticipated	Building Area Sq. Ft.	Replacement Building Sq. Ft.	Replacement Cost Indexed to FSJ
Buick Creek Community Hall	2.0	5	n/a	2,000	0	\$0
Cecil Lake Community Hall	5.0	15	2030	3,500	4,000	\$800,000
Charlie Lake Community Hall	6.5	20	2035	5,400	4,000	\$800,000
Golata Community Hall	2.0	5	TBD	2,000	n/a	n/a
Halfway Community Hall	4.0	20	2035	2,500	4,000	\$1,200,000
Montney Community Hall	6.5	20	2035	3,000	3,000	\$600,000
Osborn Community Hall	2.0	10	TBD	2,000	n/a	n/a
Taylor Community Hall	8.0	25	2040	8,000	7,000	\$2,100,000
Upper Cache Community Hall	4.0	15	TBD	1,200	n/a	n/a
Wonowon Community Hall	6.0	20	2035	4,400	4,000	\$1,200,000

Community Hall Facilities Cost Recovery

In all cases except Taylor, facilities are not staffed and many facilities are only marginally heated, keeping annual operating costs to very low levels corresponding to the very low revenues being collected. The revenues indicated below are estimated based on anecdotal information and comparative data. Most programs offered in the halls generate only enough if any, to cover program costs (instructor, materials) and likely contribute a negligible amount to the building. Only rentals are seen as a source of income. There was no indication that any of the facilities generates a net income from the sale of food and beverages.

Operating costs are based on comparative data for energy use, insurance and other fixed overhead costs for similar-type facilities in other locations. Most of the halls have historically received subsidy or grants from the PRRD. Amounts indicated are averages based on the past five years, including in some cases, halls that have applied for lump sums to address building repair costs.

Figure 21. Halls Recovery

Community Halls	Program Bookings Revenue	Outside Rentals Revenue	Food and Beverage NET Revenues \$	Ann. I Labour Expense (Pro-Rated)	Annual Energy Expense	Annual Insurance / Overheads	Annual Maint. / Repair	Annual Net Revenue	Cost Recovery Percentage	Annual Local Government Subsidy \$
Buick Creek Community Hall	\$0	\$2,000	\$0	\$0	(\$2,000)	(\$5,000)	(\$2,000)	-\$7,000	22%	\$5,000
Cecil Lake Community Hall	\$0	\$25,000	\$0	\$0	(\$7,000)	(\$5,000)	(\$7,000)	\$6,000	132%	\$2,000
Charlie Lake Community Hall	\$0	\$25,000	\$0	\$0	(\$12,000)	(\$5,000)	(\$11,000)	-\$2,000	93%	\$20,000
Golata Community Hall	\$0	\$2,000	\$0	\$0	(\$2,000)	(\$5,000)	(\$2,000)	-\$7,000	22%	\$7,000
Halfway Community Hall	\$0	\$2,000	\$0	\$0	(\$2,000)	(\$5,000)	(\$2,000)	-\$7,000	22%	\$0
Montney Community Hall	\$0	\$12,000	\$0	\$0	(\$3,000)	(\$5,000)	(\$3,000)	\$1,000	109%	\$11,000
Osborn Community Hall	\$0	\$2,000	\$0	\$0	(\$2,000)	(\$5,000)	(\$2,000)	-\$7,000	22%	\$4,000
Taylor Community Hall	\$11,000	\$17,000	\$0	(\$55,000)	(\$27,000)	(\$23,000)	(\$16,000)	-\$93,000	24%	n/a
Upper Cache Community Hall	\$0	\$2,000	\$0	\$0	(\$2,000)	(\$5,000)	(\$2,000)	-\$7,000	22%	\$0
Wonowon Community Hall	\$0	\$060	\$0	\$0	\$060	\$060	\$060	\$0	n/a	\$0

1) Taylor Hall rental revenue estimated at \$50/hr x 10 hours /week; assumed off-site catering of events ergo not net revenue

2) Cecil Lake and Charlie Lake halls assumed revenues comparable to Taylor or \$50/hr x 10 hrs/wk average. Montney half of that. Small halls revenues \$20/hr x 4 hrs/wk average.

Italics: indicates estimated

(Parenthesis is negative value)

2.5 Rural and Urban Schools (partnership use of gymnasiums)

School Gymnasiums Utilization

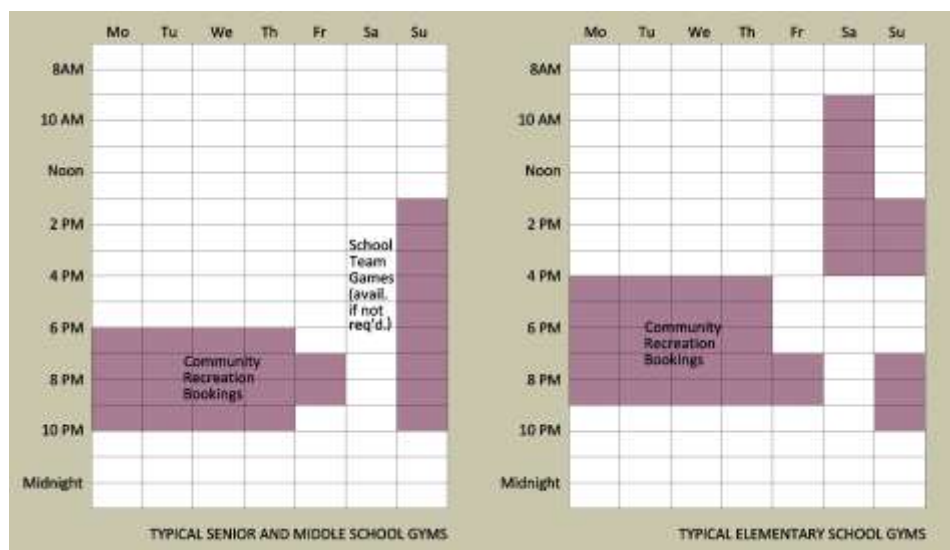
The typical schedule diagrams below are separated into the more desirable large and higher senior and middle school gymnasiums (urban) and the slightly less versatile and desirable elementary school gymnasiums (urban and rural). Availability for community use exists at all rural and urban school, but varies from school to school as booking control rests entirely with the school principal. Many schools do not make gyms available on Fridays due to gym floor maintenance.

Elementary schools are typically available from after-school till about 9:00 PM. Weekend use tends to be daytime and some church group and private rentals occur Friday and Sunday evenings. Most of the activities in elementary school gyms include sportball, pickleball, floor hockey, exercise classes, cheerleading and could include seasonal events such as fairs and selected social events (no liquor permitted on SD60 premises). Indoor soccer for the youngest age groups are also sporadically scheduled. Principals interviewed at all schools were wholly supportive and accommodating of community use. No data was available on how many participants various activities had, but new programs replace activities when interest wanes.

North Peace Senior Secondary and the two middle schools with full-sized gymnasiums are regularly used for court sports such as basketball, volleyball and badminton as well as indoor soccer, 3x3 futsal floor hockey, ultimate and less often for exercise, cheerleading and social events. However, senior and middle school gym access is constrained and affected by the school varsity and club sports team that have first priority over the gyms. Cancellations with little or no notice are common. School teams also have exclusive access to all-day Saturday for practices and games, a loss of key prime time.

On average, most school gyms are used 2 to 3 three hours per evening and about 8 hours on weekends for a total of about 16 hours per week. Compared to a gymnasium owned and operated by the municipality or regional district that would have 50 hours of prime time per week (plus shoulder or off-prime time), school gymnasiums are only about 33% available during prime time.

Figure 22. Gyms Utilization



The advantage to the municipalities and PRRD of the joint-use agreement is gyms are owned by SD60 and operating costs are covered by the school district, plus the reciprocal-use agreement brings students in to the arenas and pool during daytimes when these facilities typically sit idle (in effect trading unsalable daytime hours for needed prime-time evening hours). It may make sense however, to become a capital partner in a new and/or a replacement schools to ‘top-up’ or enlarge the elementary gymnasiums to full-size (6,500 SF from the Ministry limit of 4,100 SF). This in effect would double the number of preferable full-size gymnasiums in the North Peace region.

School Gymnasiums Condition

The table below summarizes information about the school gymnasiums in the North Peace region, including the condition-rating attributed during the assessment tours, the estimated remaining building life and the potential order-of-magnitude construction costs for replacement facilities.

School Gymnasiums Cost Recovery

This section not applicable as these assets are property and operating responsibility of School District 60.

Figure 23A. Gyms Condition (replacement schools)

REPLACEMENT/NEW SCHOOLS	Asset Condition Rating	Remaining Bldg. Life Years	Replacement Year Anticipated	Building Area Sq. Ft.	Replacement Building Sq. Ft.	Replacement Cost Current \$ Indexed to FSJ
Public Schools (Gyms)						
New Charlie Lk. Elem. Schl.	5.5	10	Est. 2020	4,000	4,800	\$0
New Ecole Central Elem. Scl.	4.0	10	Est. 2020	4,100	6,500	\$600,000
New SD60 Northwest Elem. Scl.	n/a	n/a	New 2030	n/a	6,500	\$600,000
New SD 60 Nort Jr. Sec. Scl.	n/a	n/a	New 2030	n/a	6,500	\$0
New SD60 Northeast Elem. Scl.	n/a	n/a	New 2035	n/a	6,500	\$600,000

Figure 23B. Gyms Condition (all schools)

ALL SCHOOLS	Asset Condition Rating	Remaining Bldg. Life Years
Rural Schools (Gymnasiums)		
Clearview Elem. / Jr. Secondary School	8.5	30
Baldonnel Elementary School	7.0	25
Halfway Elementary School	7.0	20
Prespetou Elementary School	6.5	20
Upper Pine Elementary School	6.0	25
Wonowon Elementary School (see hall)	6.0	20
Charlie Lake Elementary School*	5.5	10
Buick Creek Elementary School	5.0	20
Urban Schools (Gymnasiums)		
North Peace Senior Secondary School	8.5	30
Bert Ambrose Elementary School	7.0	25
Duncan Cran Elementary School	7.0	15
Alwin Holland Elementary School	6.5	20
Bert Bowes Junior Secondary School	6.5	20
C.M. Finch Elementary School	6.5	20
Dr. Kearney Junior Secondary School	6.5	20
Taylor Elementary School (Taylor)	5.5	20
Robert Ogilvie Elementary School	5.0	15
Ecole Central Elementary School*	4.0	10

2.6 Sport Fields and Athletic Parks

Sports Fields Utilization

The analysis of sports fields use includes use of school soccer fields and diamonds. Soccer currently uses the equivalent of 100% available time weekdays on 7 school fields, but only uses 1/3 of available time at Surerus (possibly for reasons of field condition). The remaining 10 school fields and 2 ball diamonds are unused by minor or adult field sports due to condition, size or availability. Use of Rotary diamonds in Charlie Lake is negligible.

Figure 24. Sport Fields Utilization

Sports Fields (Seasonal Use Only)	Hours Prime Time Used by Youth / Week	Hours Prime Time Used by Adult / Week	Total Hours Prime Off-Prime Used / Week	Total Available Hours / Week	Percent Prime Time Used
College Diamonds (3 diamonds)	1	0	1	75	2%
Kin Park Diamonds (6 diamonds)	3.5			63	5%
Surerus Diamonds (8 diamonds)		100		140	71%
Surerus Soccer (2 fields)	16			56	30%
Taylor Diamonds (3 diamonds)		25		63	40%
Rotary Diamonds (2 diamonds)				42	0%
SD60 School Soccer Fields (17)	70			425	40%
SD60 School Ball Diamonds (2)				28	0%

According to FSJ recreation schedules soccer is using most of the field inventory available to it, as is mixed slo-pitch. What is less clear is how intensively fields are used or if fields or diamonds are booked, but not used. Slo-pitch currently has 45 teams translating into almost 2 games per week per team based on the available times, but with 600 annual games over three months, most teams only actually play once a week. The younger age groups for soccer will use mini-field configurations (1/8, 1/4 or 1/2 of a full-field, which also distorts utilization, whereas sports like softball use an entire field.

Current issues surrounding the quality and quantity of soccer fields limits further growth in the sport. Long-term, softball may begin to decline as attrition is not replaced as the feeder system of minor baseball and Little League are doing very poorly.

Sports Fields Condition

The table below summarizes information about the three sports fields parks in Fort St. John and one in Taylor in the North Peace region, including the condition-rating attributed during the assessment tours, the estimated remaining building life and the potential order-of-magnitude construction costs for replacement facilities. There is an additional line item for four new soccer fields and a washroom building, site to be determined (either a 'greenfield' site or reconfiguration of an existing sport park. Existing sport parks capital either for backstops and fencing replacement or replacement or upgrades to washroom buildings.

Figure 25. Sport Fields Condition

Sports Fields	Asset Condition Rating	Remaining Bldg. Life Years	Replacement Year Anticipated	Building Area Sq. Ft.	Replacement Building Sq. Ft.	Replacement Cost Current \$ Indexed to FSJ
College Park Ball Diamonds	5.0	Indefinite	n/a	n/a	0	\$0
Kin Park Sports Fields	4.5	Indefinite	Est. 2030	600	400	\$200,000
Surerus Sports Fields	5.0	Indefinite	Est. 2030	500	400	\$200,000
Taylor Sports Fields Cherry Ave.	5.5	Indefinite	Est. 2030	300	400	\$200,000
New Soccer Fields (grass)	n/a	n/a	2015, 2020	n/a	400	\$1,300,000

Sports Fields Cost Recovery

Total FSJ annual budget for parks and playgrounds is in the order of \$720,000 per year of which 40% was assumed to be dedicated for sport parks play fields including diamonds, soccer pitches and tennis courts. This was based on number fields and recreation industry averages for annual field maintenance. Parks and playgrounds generates revenues of about \$20,000 per year, all of which is assumed to be for sport parks fields rentals.

Figure 26. Sport Fields Recovery

Sports Fields	Program Bookings Revenue	Outside Rentals Revenue	Food and Beverage NET Revenues \$	Ann. I Labour Expense (Pro-Rated)	Annual Energy Expense	Annual Insurance / Overheads	Annual Maint. / Repair	Annual Net Revenue	Cost Recovery Percentage	Annual Local Government Subsidy \$
Kinpark (6 ball diamonds)	\$20,000	(in B/R)	(in B/R)	(\$50,000)	\$0	(\$35,000)	(\$6,000)	-\$71,000	-22%	
Surerus Park (8 + 2 soccer)	(in above)	(in B/R)	(in B/R)	(\$85,000)	\$0	(\$50,000)	(\$10,000)	-\$245,000	0%	
College Pk. (3 ball diamonds)	(in above)	(in B/R)	(in B/R)	(\$25,000)	\$0	(\$17,000)	(\$3,000)	-\$45,000	0%	

*Italics: indicates estimated
(Parenthesis is negative value)*

2.7 Miscellaneous Building Facilities: Fairgrounds, Equestrian, Skiing and Public Golf Facilities

Miscellaneous Buildings Utilization

Fairgrounds and equestrian gymkhanas, with the exception of the FSJ Light Horse Association, are for the most part event-venues used only occasionally through the year. In many cases the interest in equestrian events are waning and attendance is in decline. The North Peace Fairgrounds continues to be a vibrant enterprise with new buildings added and historical buildings moved to the site and preserved. FSJ Light Horse Association is a year-round operation that includes animal boarding.

Big Bam Ski Hill use depends on snowfall and weather conditions, and recent past winters have not been conducive for skiing. Big Bam Ski Hill (BBSH) has never recovered from the closure between 2000 and 2010 due to the collapse of the lower slope – in effect losing an entire generation of skiers. The facility is now operated and maintained entirely by an aging and shrinking volunteer base. BBSH has the equipment in storage for a lift to the upper slope which would enhance the challenge of the hill and attract more and new skiers. Whiskey Jack Nordic Ski Club has no facilities but is active and growing in popularity in the Beatton Provincial Park.

The golf facilities are popular and well-used but only during peak times. Operators in both facilities gave no indication that utilization and consequently revenues were in decline.

Miscellaneous Buildings Condition

The table below summarizes information about the miscellaneous building and site facilities in the North Peace region, including the condition-rating attributed during the assessment tours, the estimated remaining building life and the potential order-of-magnitude construction costs for replacement facilities. Costs are expressed in current dollars indexed to the Fort St. John market and do not include soft costs.

Each of these facilities listed is operated by a not-for-profit society and funding for their capital projects may come from a variety of sources. The capital amounts indicated are order-of-magnitude indicators of the scale of the project. The major projects include a new indoor arena for FSJ Light Horse Association in the near future, replacement in 20-25 years of the two golf clubhouses and eventual replacement of the collection of small portable buildings at Big Bam that eventually will reach the end of service life and need to be replaced.

Figure 27. Misc. Buildings Condition

	Asset Condition Rating	Remaining Bldg. Life Years	Replacement Year Anticipated	Building Area Sq. Ft.	Replacement Building Sq. Ft.	Replacement Cost Current \$ Indexed to FSJ
Fairgrounds & Equestrian						
Halfway Rodeo Grounds	2.5	Indefinite	Indefinite	2 acres	n/a	n/a
Goodlow Moose Cr. Gymkhana (defunct)		n/a	n/a	n/a	n/a	n/a
North Peace Fairgrounds	4.5	15	2030	21.5 acres	unknown	\$500,000
North Peace Light Horse: Arena	2.5	10	2025	20,000	20,000	\$2,000,000
Wonowon Horse Gymkhana	3.5	15	Indefinite	10 acres	n/a	n/a
Skiing & Public Golf Facilities						
Big Bam Ski Club: Buildings	3.0	15	2030	4,500	4,500	\$900,000
Lake Pt. Golf Club: Clubhouse	7.5	20	2035	6,000	6,000	\$2,400,000
Lone Wolf Golf: Clubhouse	7.5	20	2035	6,000	6,000	\$2,400,000
Whiskey Jack Nordic Ski Club	7.5	Indefinite	n/a	n/a	n/a	n/a

Miscellaneous Buildings Cost Recovery

Inadequate revenue and operating costs data was available for many of the facilities in this category, and given the unique nature, comparative data was scarce and assumptions could not be made.

Figure 28. Miscellaneous Buildings Recovery

Miscellaneous Facilities	Program Bookings Revenue	Outside Rentals Revenue	Food and Beverage NET Revenues \$	Ann. I Labour Expense (Pro-Rated)	Annual Energy Expense	Annual Insurance / Overheads	Annual Maint. / Repair	Annual Net Revenue	Cost Recovery Percentage	Annual Local Government Subsidy \$
Big Bam Ski Club	\$5,000	\$0	\$1,000	\$0	(\$5,000)	(\$12,000)	(\$8,000)	-\$19,000	52%	\$19,000
Goodlow Moose Cr. Gymkhana (defunct)								\$0	n/a	n/a
Halfway Rodeo Grounds	\$0	\$0	\$0	\$0	\$0	(\$3,000)	(\$1,500)	-\$4,500	0%	\$0
Lake Pt. Golf & Country Club	n/a	n/a	n/a	n/a	n/a	n/a	n/a	\$0	-	\$18,000
North Peace Fairgrounds								\$0	-	\$8,000
North Peace Light Horse								\$0	-	\$4,000
Taylor Lone Wolf Golf Course	n/a	\$700,000	\$500,000	-\$650,000	-\$35,000	-\$580,000	-\$185,000	-\$250,000	-	\$250,000
Whiskey Jack Nordic Ski Club	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	\$6,000
Wonowon Horse Gymkhana	\$0	\$0	\$0	\$0	(\$500)	(\$6,000)	(\$2,500)	-\$9,000	0%	\$0

2.8 Miscellaneous Outdoor Facilities: Skateparks, Parks, Playgrounds, Trails and Campgrounds

Miscellaneous Outdoor Facilities Utilization

Outdoor facilities can be sub-divided into passive and active environments. Monitoring utilization of active environments such as skateparks and trail systems was entirely based on observation as no user statistics were available. Active environments are for the most part seasonal and opinion expressed by users spoken to at each facility suggested the sites were heavily used. There is no data, even observational for the use of passive parks, but past surveys have indicated most residents place a high importance on parks, even if they only occasionally use them.

Miscellaneous Outdoor Facilities Condition

The table below ranks in descending order the condition of the various skateparks, parks and playgrounds and, trail parks. In terms of remaining service life, all assets are assumed to have an infinite service life remaining, however minor capital will periodically required for site maintenance, equipment replacement or upgrades and amenities such as washrooms and signage on site.

Figure 29. Miscellaneous Outdoor Condition

Parks and Playgrounds	Rating	Skateparks	Rating
Panorama Ridge Park & Playground (FSJ)	9.0	Rotary Skatepark	6.5
Concorde Park and Playground (FSJ)	8.5	Centennial Park	5.5
Hertiage Park (FSJ)	8.5		
Triangle Park and Playground (FSJ)	7.5	Trails and Campgrounds	
Matthews Park and Playground (FSJ)	7.0	Fish Creek Community Forest (FSJ)	7.0
Carrier Park and Playground (FSJ)	6.5	Peace Island Park and Campground (Taylor)	5.5
Centennial Park and Playground (FSJ)	6.0	Community Trail System (FSJ)	5.0
Cherry Ave. Recreation Precinct (Taylor)	5.5	Taylor ParticiPaction Trail (Taylor)	4.0
Kin Park Playground and Exercise (FSJ)	5.0	Charlie Lake Campground	3.5
Pickell Park and Playground (FSJ)	4.5	Goodlow Campground (Goodlow)	1.0
Princess Cres. Park & Playground (FSJ)	4.5		
Kirkpatrick Park & Playground (Taylor)	4.5		
Minaker Park and Playground (Taylor)	4.5		
W.I. Centennial Park (FSJ)	3.5		
Estates Park (FSJ)	3.0		
Kearney Park (FSJ)	3.0		
Surerus Playground and Horseshoe Pitch	3.0		
Toboggan Hill and Dog Park (FSJ)	3.0		
Tot Lot Park and Playground (FSJ)	2.5		
Daniels Park and Playground (Taylor)	2.5		
Duncan Cran Park (FSJ)	2.0		
Parklane Estates Park (FSJ)	2.0		

Miscellaneous Outdoor Facilities Cost Recovery

Total FSJ annual budget for parks and playgrounds is in the order of \$720,000 per year of which 60% was assumed through deduction to be dedicated for passive parks, playgrounds and nature trails, with the remainder of the budget allocated to sports fields (see section 2.6). Parks and playgrounds generates revenues of about \$20,000 per year, all of which is assumed to be for sport parks fields rentals. No hard data for Taylor was available but conversations with staff suggested costs were comparable.