



City Community Facilities

2019 Building Report

October 28, 2019

City of Lloydminster Building Committee

Executive Summary

The City of Lloydminster Building Committee, comprised of City staff, completed a high-level review of City-established Community Facilities. The information within this report was completed with information obtained in reports completed by external agencies and include the following:

- Year of construction
- Building condition rating
- Estimated costs to maintain/operate facility
- Building assessment information
- Recommendation by Administration

City-established Community Facilities

Facility Name	Facility Rating	Anticipated Remaining Useable Life	Page #	Facility Name	Facility Rating	Anticipated Remaining Useable Life	Page #
Archie Miller Arena	Marginal to Poor	5 – 10 years	2	Lloydminster Cultural and Science Centre	End of Life	0 years	11
BioClean Aquatic Centre	Good	20+ years	3	Lloydminster Golf and Curling Centre	Good	20+ years	12
City Hall	Good	20+ years	4	Operations Centre	Good	20+ years	13
Centennial Civic Centre	End of Life	2 – 4 years	5	PSM Building (Bud Miller All Seasons Park)	Marginal to Poor	20+ years	14
Community Services Building	End of Life	0 years	6	Outdoor Pool	Good	15+ years	15
Firehall #1	End of Life	0 – 1 year	7	RCMP Building	Good	20+ years	16
Firehall #2	Good	20+ years	8	Russ Robertson	Good	20+ years	17
Heritage Building	End of Life	0 years (to City)	9	Servus Sports Centre	Good	20+ years	18
Legacy Centre	Good	20+ years	10				

The table below provides a definition of Building Condition Ratings which were referenced in the Assessment Reports conducted in 2019 by ACI Consulting.

Building Condition Rating

End of Life:	No longer economically feasible for use; no longer functionally performs to expectations; what is now required exceeds the designed functionality.
Poor:	Does not meet requirements, has significant deficiencies. May have high operating / maintenance costs.
Marginal:	Meets minimum requirements, has significant deficiencies. May have above average operating costs.
Acceptable:	Meets present requirements, minor deficiencies. Averaging operating / maintenance costs.
Good:	Meets all present requirements. No deficiencies noted.
Excellent:	As new / state-of-the-art, meets present and foreseeable requirement.

Archie Miller Arena

Constructed: 1966

Floor Area: 24,000 sq. ft

Building Condition: Marginal to Poor

Estimated costs to maintain/operate current facility:

0 – 5-year costs: \$130,000

5 – 10-year costs: \$410,000

10+ year costs: \$130,000

Estimated Ice plant replacement costs: \$600,000 to \$1,500,000

Anticipated Remaining Useable Life: 5 -10 years



ACI Architects Plant Assessment evaluation shows the ice plant in good repair and is operating well. Although it is in good condition, it is recommended that the ice plant be changed to a suitable alternate refrigeration system. It is currently using R22, which is no longer an allowable refrigerant and should be replaced with an alternate (ammonia system – R171). The change out will necessitate new compressors, heat exchangers, controls, safety alarms and ventilation systems, etc.

2015 Building assessment showed that structurally, the building presents no significant defects. A further, more detailed examination of site drainage is recommended to rectify reported ground water issues possibly due to site grading. Other capital expenses required if the ice plant is replaced, including a capital upgrade to concrete flooring.

Recommendation:

1. Due to significant capital expenditures required for a new ice plant, Administration is recommending await the results from the pool/arena feasibility study that is underway before capital upgrades are completed within the facility.

BioClean Aquatic Centre (B.A.C)

Constructed: 1988

Floor Area: 26,845 sq. ft

Building Condition: Good

Estimated costs to maintain

/operate current facility:

0 – 5-year costs: \$810,000

5 – 10-year costs: \$375,000

10+ year costs: \$160,000

Anticipated remaining useable life: 20+ years



ACI Architects conducted a building assessment in 2019. B.A.C. continues to serve the community needs relatively well. The following were noted:

- In the near future the wood siding will require replacement.
- Tile flooring is continually being repaired (which may indicate a problem).
- Steel structural members – continued maintenance required to stay ahead of corrosion.

Recreation, Cultural and Parks Facilities Master Plan Report (2016) identified that B.A.C. will continue to be a high-use demand facility and that Administration should undertake a feasibility study to investigate the possibility of a new pool within the community.


Overview:


- Currently a feasibility study is being conducted for a new aquatic facility and arena; it is expected to be completed by quarter one of 2020.


Recommendation:

1. Replacement/repairs to the heat exchangers (in the amount of \$500,000) included in the 2020 Capital Budget.
2. Administration is in the initial phases of conducting a feasibility study. If the feasibility study recommends a new aquatic facility, public engagement will be sought as part of the process.

<p>City Hall Constructed: 2000</p> <p>Floor Area: 21,830 sq. ft</p> <p>Building Condition: Good</p> <p>Estimated costs to maintain/operate current facility: 0 – 5-year costs: \$200,000 5 – 10-year costs: \$2,000,000 10+ year costs: \$100,000</p> <p>Anticipated remaining useable life: 20 + years</p>	
<p>City Hall is in good condition. On-going maintenance and alterations to the building have occurred over the years. There are some issues with the HVAC system, as well as noise levels concerns in various areas. It is expected that the HVAC will require rehabilitation around the year 2025 and during this time upgrades may be considered to resolve other concerns.</p>	
<p>Recommendation:</p> <ol style="list-style-type: none"> 1. Continue with regular maintenance. 2. Consider rehabilitation/replacement of HVAC in approximately five (5) years. 	

<p>Centennial Civic Centre Constructed: 1965</p> <p>Floor Area: 56,813 sq. ft</p> <p>Building Condition: End of Life</p> <p>Estimated costs to maintain/operate current facility:</p> <p>0 – 5-year costs: \$6,975,000 5 – 10-year costs: \$350,000 10+ year costs: \$0.00</p> <p>Anticipated remaining useable life: 2 to 4 years</p>	
<p>ACI Architects and Read Jones Christoffersen Engineers conducted reviews of the facility in 2019. The building has been well maintained and does have newer renovated areas, however, the Centennial Civic Centre is approaching the end of its serviceable lifespan.</p> <p>Summary of Challenges:</p> <ul style="list-style-type: none"> ▪ Limited amount of viable use remaining in building. ▪ Value of renovating versus the value of the building. ▪ Significantly high costs to make necessary repairs which include: <ul style="list-style-type: none"> ○ ice plant room (address deficiencies) ○ dead-end corridors ○ significant capital upgrades required within the next 2 to 8 years ○ drainage of building ○ National Building Code and Fire Safety Code would need to be addressed in renovations. 	
<p>Recommendation:</p> <ol style="list-style-type: none"> 1. Administration is in the initial phases of conducting a feasibility study for a new pool and arena. Monies for design for the construction of a new facility to replace the Centennial Civic Centre are included within the 2020 Capital Budget with anticipated construction of a new facility in the next two to three years. Public engagement would become part of the process before moving forward with building a new facility. 2. If the City is looking to continue operations of the CCC and not move forward with a new arena, a new ice plant would need to be installed on the outside of the facility at an estimated cost of \$1.2M to \$1.5M. However, these costs do not take into consideration any structural issues that may arise during construction due to the age of the facility. 	

<p>Community Services Building Constructed: 1951</p> <p>Floor Area: 14,838 sq. ft</p> <p>Building Condition: End of Life</p> <p>Estimated costs to operate/maintain current facility: 0 – 5-year costs: \$0.00</p> <p>Estimated cost to demolish facility: \$250,000 to \$350,000 (included in 2020 Capital Budget)</p> <p>Land Value: \$1.2M (2018 appraisal)</p> <p>Anticipated remaining useable life: 0 years</p>	
<p>S2 Architects completed a building assessment in 2018. The report highlighted several areas where there were significant deficiencies:</p> <ul style="list-style-type: none"> ▪ National Building Code deficiencies: <ul style="list-style-type: none"> ○ no sprinkler system; ○ no fire alarm; ○ insufficient fire rating in wall and roof assemblies; ○ exterior windows are original and require replacing; ▪ Access road and parking reconstruction required, and the storm system requires replacement; ▪ In the crawlspace there is an ongoing water infiltration problem that would require the construction of a weeping tile system. ▪ Combined cost of rehabilitating is significant. <p>Tenants have been given notice to vacate the building at the end of June 2020; building to be vacant July 1, 2020.</p>	
<p>Recommendation:</p> <ol style="list-style-type: none"> 1. Demolition of the facility in 2020. Costs for demolition are included in the 2020 Capital Budget. 2. Ensure lease revenues are adjusted within the 2020 budget. 3. Future considerations: <ol style="list-style-type: none"> a) Resale land for potential commercial purposes; or b) Utilize land for municipal infrastructure. 	

<p>Firehall #1 Constructed: 1940's, 1959, 1964, 1977, and 1992</p> <p>Floor Area: 7,836 sq. ft</p> <p>Building Condition: End of Life</p> <p>Estimated costs to maintain/operate current facility: 0 – 5-year costs: \$0.00 5 – 10-year costs: \$0.00 10+ year costs: \$0.00</p> <p>Estimated replacement costs: \$10M+ (New building)</p> <p>Anticipated remaining useable life: 0 to 1 year</p>	
<p>In 2019 S2 Architects carried out an Infrastructure Needs Assessment and Engineering Study. This study identified the spatial requirements for operating a full-time fire department and confirmed that most of the original building could not be adapted to meet these needs.</p> <p>There was the potential for reusing the 1991 expansion to the north, however, the report highlighted a limitation to site as it has an easement through the middle, leaving two options:</p> <ol style="list-style-type: none"> 1. Remove the easement at a significant cost which involves the relocation of electrical and communication routes to the perimeter of the site; or 2. Identify an alternate site for the facility. 	
<p>Recommendation:</p> <ol style="list-style-type: none"> 1. Administration to conduct an internal review/evaluation for a potential viable site for a new Firehall. 2. The costs associated with the site design/implementation for a new Firehall be included in the 2020 Capital Budget. 	

Firehall #2

Constructed: 2010

Floor Area: 8,731 sq. ft

Building Condition: Good

Estimated costs to maintain/operate current facility:

- 0 – 5-year costs: \$0.00
- 5 – 10-year costs: \$2,000,000
- 10+ year costs: \$0.00

Anticipated remaining useable life: 20+ years




Overall the building is in good condition. Operationally the building has a number of deficiencies including no sleeping accomodation, no fitness room and limited office space. These will need to be addressed in the next 5 to 10 years with an addition to the facility.

Overview:


- Finalize the direction to take Firehall #1 then address Firehall #2 possible needs.
- Further recommendations are expected when the Fire Services Master Plan is completed.


Recommendation:

1. Continue with regular maintenance and capital upgrades as required.

<p>Heritage Building Constructed: 1931</p> <p>Floor Area: 8000 sq. feet (3 floors)</p> <p>Building Condition: End of Life</p> <p>Estimated costs to renovate: 0 – 5-year costs: \$2.8M to \$3M</p> <p>Anticipated proceeds from sale of facility: \$450,000</p> <p>Anticipated remaining useable life: 0 years to the City of Lloydminster **</p>	
<p>The designated Heritage Building was last renovated in 1981. Many of the building’s systems are now beyond their serviceable life.</p> <p><u>Summary of Challenges:</u></p> <ul style="list-style-type: none"> ▪ AC system failure that is not repairable; must be replaced. ▪ Doesn’t meet National Building Codes or Fire Safety Codes: <ul style="list-style-type: none"> ○ No fire alarm or sprinkler system ○ Insufficient fire rating in the wall and floor assemblies ▪ Culturally significant to the City of Lloydminster – Heritage Designation. <p>Due to HVAC issues and the City no longer being able to provide adequately conditioned air, the building no longer has tenants.</p>	
<p>Recommendation:</p> <ol style="list-style-type: none"> 1. List building for sale on Market. 	

** Heritage Building is structurally sound and with building rehabilitation it is expected to have a 20+ year life span.

<p>Legacy Centre Constructed: 1990; Expansion 2012</p> <p>Floor Area: 11,191 sq. ft</p> <p>Building Condition: Good</p> <p>Estimated costs to maintain/operate current facility:</p> <p>0 – 5-year costs: \$300,000 5 – 10-year costs: \$0.00 10+ year costs: \$0.00</p> <p>Anticipated remaining useable life: 20+ years</p>	
<p>Overall the building is in good condition. The Legacy Centre was expanded in 2012 with a new kitchen and serving area. In 2018 the washrooms were rehabilitated. HVAC system upgrades are planned for 2020.</p> <p><u>Overview:</u></p> <ul style="list-style-type: none"> ▪ Renovations and upgrades have occurred in recent years. ▪ HVAC repairs in the amount of \$300,000 are required. 	
<p>Recommendation:</p> <ol style="list-style-type: none"> 1. Replacement/repairs to the HVAC unit is required; estimated costs of \$300,000 included in the 2020 Capital Budget. 2. Continued regular maintenance of the facility. 	

<p>Lloydminster Cultural and Science Centre (LCSC) Constructed: 1963 to 1995</p> <p>Building Condition: End of Life</p> <p>Estimated costs to maintain/operate current facility: \$0.00 – Costs are not recommended to maintain the current facility.</p> <p>Anticipated remaining useable life: 0 years</p>	
<p>Cornerstone Planning Group in 2019 completed an Infrastructure and functional/spatial needs Assessment in 2019 which included a review of the current exhibits and building facets. The report identified that the LCSC requires significant functional, spatial and aesthetic upgrades.</p> <p><u>Summary of Challenges:</u></p> <ul style="list-style-type: none"> ▪ End of serviceable lifespan; limited amount of viable use remaining in majority of buildings. ▪ Value of renovating versus the value of the building; significantly high costs to make necessary repairs, in some space highly recommended to not. ▪ HVAC system risk of failure is high (insufficient environmentally controlled spaces), mechanical and failing building envelope. ▪ Tired and outdated exhibits, inconsistent themes, underutilized collections. <p>The following are potential options provided in the report:</p> <p>Option 1: New Building (Quonset Huts) - \$12,971,000 This option uses an assembly of pre-fabricated buildings to provide primarily new accommodations for the LCSC, keeping costs down. Existing museum structures would be demolished.</p> <p>Option 2: Reno / Addition and Screen - \$18,452,000 This option assumes a renovation of the existing LCSC building to house appropriate functions and provides a pre-fabricated addition to the West to accommodate collections and visitor galleries. Fuchs, OTS, and the remaining Larsen wing would be demolished.</p> <p>Option 3: Big Box / Big Billboard / Big Window - \$14,754,000 This option assumes demolition of current structures and construction of a new purpose-built facility.</p> <p>Option 4: Administration review other viable options</p> <p><u>Grant funding Opportunities:</u></p> <ul style="list-style-type: none"> ▪ Investing in Canada Infrastructure; ▪ Canada Cultural Spaces Fund; and ▪ Canadian Heritage, Community Grant Program. 	
<p>Recommendation:</p> <ol style="list-style-type: none"> 1. Replacement of the Lloydminster Cultural and Science Centre. 2. New Facility design/implementation included in the 2020 Capital Budget. 3. Administration will seek public engagement as part of the process for the replacement of the LCSC. 	

<p>Lloydminster Golf and Curling Centre Constructed: 1978/79</p> <p>Floor Area: 34,000 sq. ft</p> <p>Building Condition: Good</p> <p>Estimated costs to maintain/operate current facility: 0 – 5-year costs: \$200,000 5 – 10-year costs: \$55,000 10+ year costs: \$45,000</p> <p>Anticipated remaining useable life: 20+ years</p>	
<p>Building Assessments completed in 2016 and ACI architects completed a review of the ice plant only in 2019.</p> <p><u>ACI</u> Architects identified that the ice plant appears to be in good condition. Upgrades to the vestibule are required to make it code compliant. Wall and door seals and firewall penetrations are required to be addresses. With diligent care and maintenance there is no reason that the ice plant will not continue to function for the foreseeable future.</p> <p><u>Overview:</u></p> <ul style="list-style-type: none"> ▪ No major concerns identified. 	
<p>Recommendation:</p> <ol style="list-style-type: none"> 1. Continue regular on-going maintenance and routine capital maintenance as required. 	

Operations Centre

Constructed: 2014

Floor Area: 50,000 sq. ft

Building Condition: Good

Estimated costs to maintain/operate current facility:

- 0 – 5-year costs: \$0.00
- 5 – 10-year costs: \$5,000,000
- 10+ year costs: \$0.00

Anticipated remaining useable life: 20+ years




The Operations Centre is one of the City’s newer facilities and does not require any major upgrades to the existing infrastructure in the near future. However, as the City grows, and the fleet of equipment increases, there will be requirements in the next five (5) to ten (10) years to add to the warm storage capacity. This will likely be a similar building to the existing warm storage building.

Overview:


- Big room expected completion in Quarter four of 2019.


Recommendation:

1. Continue regular on-going maintenance and routine capital maintenance as required.

<p>PSM Building (Bud Miller All Seasons Park) Constructed: 1989</p> <p>Floor Area: 8,347 sq. ft</p> <p>Building Condition: Marginal to Poor</p> <p>Estimated costs to maintain/operate current facility: 0 – 5-year costs: \$\$530,000 5 – 10-year costs: \$0.00 10+ year costs: \$0.00</p> <p>Anticipated remaining useable life: 20+ years **</p>	
<p>The PSM Park Centre building’s systems and finishes indicate signs of reaching the end of their serviceable life. There has been some rehabilitation with the siding being replaced over the last two years and the furnaces replaced in 2014.</p> <p><u>Summary of Challenges:</u></p> <ul style="list-style-type: none"> ▪ Building is under-utilized. ▪ Requires updates/renovations - Interior finishes are deteriorating with signs of excessive wear and damage. ▪ Concession area is not in operational condition. ▪ Washrooms require upgrades. ▪ Consider revamping the interior – either to accommodate office space and/or programming space. 	
<p>Recommendation:</p> <ol style="list-style-type: none"> 1. Architect design for a capital interior design revamp that better meets the needs of the City in the amount of \$25,000 to \$30,000 is included in the 2020 Capital Budget. 2. Estimated construction costs in the amount of \$500,000 to be considered in future capital budgets within the next five years. 	

** The Building envelope is structurally sound and with interior rehabilitation it is anticipated to have a 20+ year life expectancy.

<p>Outdoor Pool Constructed: 1964</p> <p>Building Condition: Good</p> <p>Estimated costs to maintain/operate current facility: 0 – 5-year costs: \$15,000 5 – 10-year costs: \$70,000 10+ year costs: \$10,000</p> <p>Anticipated remaining useable life: 10+ years</p>	
<p>A review was completed by ACI architects in 2019.</p> <p><u>Overview:</u> Facility is in good condition, with some noted shortcomings that can be addressed. The building has been well maintained and should serve the community for years to come.</p>	
<p>Recommendation:</p> <ol style="list-style-type: none"> 1. Continue regular maintenance and required capital upgrades as required. 2. Continuous monitoring of the facility. 	

<p>RCMP Building Constructed: 2014</p> <p>Floor Area: 60,000 sq. ft</p> <p>Building Condition: Good</p> <p>Estimated costs to maintain/operate current facility: 0 – 5-year costs: \$120,000 to \$1.5M 5 – 10-year costs: \$0.00 10+ year costs: \$0.00</p> <p>Anticipated remaining useable life: 20+ years</p>	
<p>The RCMP Building is one of the newer buildings in the City and is in very good condition. On the second floor there is space that is available for future expansion as it is not developed. The RCMP are already finding that they are outgrowing the space and are looking to develop the second floor to relocate some of their operations.</p> <p><u>Overview:</u></p> <ul style="list-style-type: none"> ▪ Consider expansion of RCMP Building. 	
<p>Recommendation:</p> <ol style="list-style-type: none"> 1. Continue with regular on-going maintenance. 2. Design plan for the expansion of the RCMP included in the 2020 Capital Budget (potential costs for expansion in the amount of \$1.5M to be considered for the 2021 Capital Budget). 	

Russ Robertson

Constructed: 1976

Floor Area: 29,102 sq. ft

Building Condition: Good

Estimated costs to maintain/operate current facility:

0 – 5-year costs: \$32,000

5 – 10-year costs: \$55,000

10+ year costs: \$15,000

Anticipated remaining useable life: 20+ years



Building Assessments were conducted in 2013 and an ice plant assessment was completed in 2019 by ACI Architects (2019). The Review indicated that the ice plant appears to be in generally good condition.

Overview:

- Recent renovations completed; no immediate concerns to address.
- Building assessment is required; numbers indicate to maintain/operate current facility are for the ice plant room only.

Recommendation:

1. Continue with regular building maintenance.
2. Administration is bringing forward a recommendation that a full building assessment be conducted, which is included in the 2020 Capital Budget.

Servus Sports Centre

Constructed: 2006

Floor Area: 313,337 sq. ft

Building Condition: Good

Estimated costs to maintain/operate current facility:

0 – 5-year costs: \$1,390,000

5 – 10-year costs: \$125,000

10+ year costs: \$125,000

(2018 Operating Costs: \$2.1M)

Anticipated remaining useable life: 20+ years



ACI Architects completed an assessment of the ice plant in 2019.

Overview:

- Parking surface repairs required.
- General repairs to wall penetrations.
- TPO roofing membrane is prone to leaks and replacement of that roofing product is recommended in the coming years.

Recommendation:

1. Facility upgrades for the roofing membrane replacement is included in the 2020 Capital Budget.
2. Continued on-going regular maintenance.