



City of Prince Albert

RPT 23-91

TITLE: Usage of Kinsmen & Steuart Arenas

DATE: February 21, 2023

TO: City Council

PUBLIC: X

INCAMERA:

RECOMMENDATION:

That the following be approved upon the opening of the new Twin Pad Arenas:

1. That the Kinsmen Arena remain in operation as an Ice Arena from September – March each season to accommodate Minor Hockey & Private Rental demand.
2. That the Kinsmen Arena be available beginning in April each season to accommodate the Prince Albert Box Lacrosse demand.
3. That the Dave G. Steuart Arena discontinue operations as an Ice Arena.
4. That the Community Services Department prepare a follow up report that outlines alternate options for the future utilization of the Dave G. Steuart Arena Facility.

TOPIC & PURPOSE:

The purpose of the report is to outline the usage of the Kinsmen & Steuart Arenas.

BACKGROUND:

With the construction of the new Twin Pad Arenas underway, it is necessary to consider the current and future status of the Kinsmen & Steuart Arenas.

This report provides the following for consideration:

- Facility Construction
- Facility Status
- Current Usage
- Operating Budget
- Prime Time Ice Demand in Prince Albert

PROPOSED APPROACH AND RATIONALE:

Kinsmen Arena

1. Facility Construction

The Kinsmen Arena was originally constructed in 1963. The construction includes a wood truss roof structure complete with wood decking, asphalt shingles, structural steel decking, SBS membrane as well as conventional roofing. The exterior walls are masonry complete with brick veneer exterior.

The original construction was followed by the below additions:

- Construction of the Concession & Lobby areas in 1965.
- Main level Dressing Rooms & Zamboni Room in 1974.
- Ice Plant Room Addition in 2008.
- Main Lobby Multi-purpose Meeting Room & Accessible Washrooms in 2012.

2. Facility Status

The overall structure of the facility and status of the Mechanical Equipment is in good condition. The facility will require regular structural and mechanical equipment maintenance planning in the future. The addition of LED Lighting in 2019 has also served as a major improvement to the facility user environment.

The addition of Air Conditioning remains a future consideration to improve the use of the facility during the Spring and Summer months that could be completed in partnership with the user groups and other external funding partnerships.

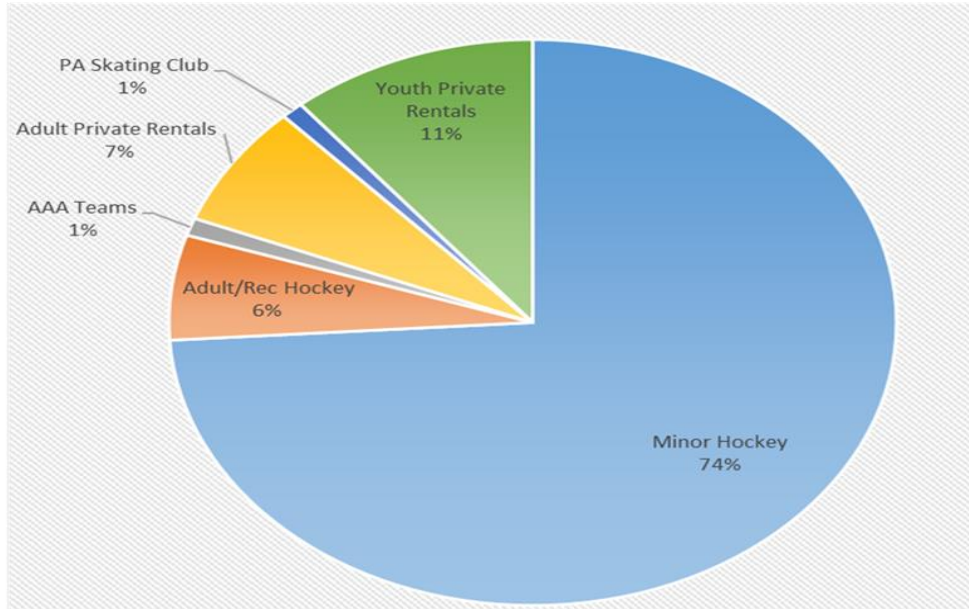
Other benefits of the Kinsmen Arena:

- The facility contains the mechanical equipment controls for the Kinsmen Water Park.
- Sufficient sized dressing rooms
- Lobby Meeting Room & Accessible washrooms.

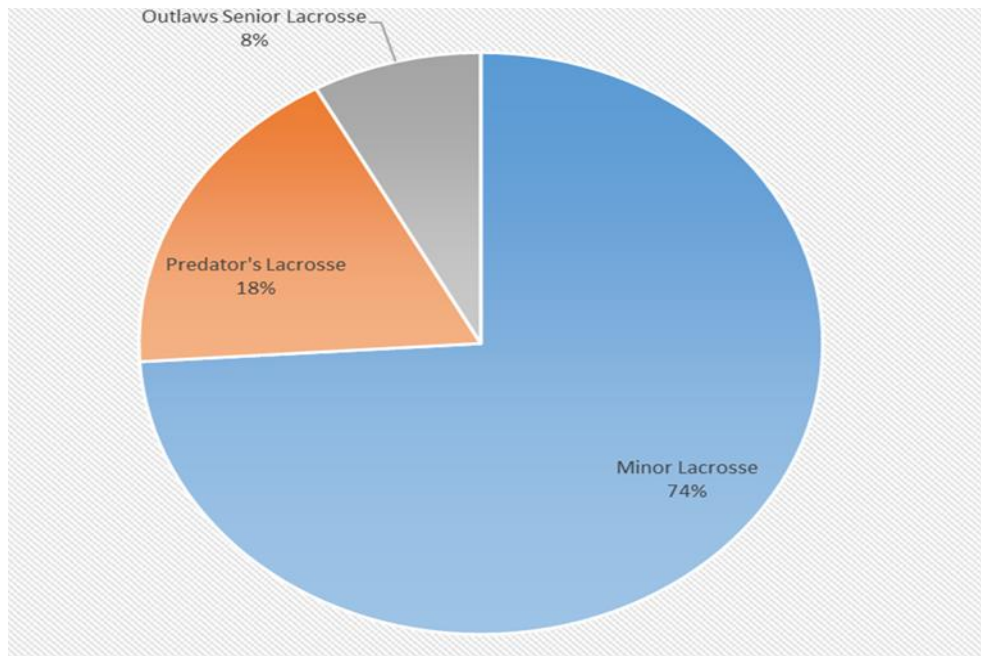
3. Summary of Current Facility Usage

The main users of the Kinsmen Arena from September – March includes Minor Hockey, Adult Recreational Hockey and Private rentals. There is also some limited usage by the AAA teams and the Skating Club on occasion.

A breakdown of the facility usage during the Ice Arena Season is as follows:



Lacrosse serves as the main user of the Kinsmen Arena from April – August. A breakdown of the facility usage during the Spring & Summer Season is as follows:



If the facility were to remain in operation as recommended, it is anticipated that the future usage would resemble the current usage with some minor exceptions from season to season.

4. Operating Budget Review

The 2023 Operating Budget is approved as follows:

Revenues:

User Charges & Fees	(\$332,420)
Sundry	(\$6,090)
Total Revenues	(\$338,510)

Expenses:

Salaries Wages & Benefits	\$286,300
Contracted & General Services	\$2,700
Financial Charges	\$7,030
Utilities	\$144,160
Fleet	\$26,210
Materials & Supplies	\$66,750
Insurance	\$9,170
Total Expenses	\$542,320
Total (Surplus) Subsidy	\$203,810
Cost Recovery	62%

Dave G. Steuart Arena

1. Facility Construction

The Dave G. Steuart Arena was originally constructed in 1977. The Construction includes concrete foundations, concrete slabs, block walls at all locations, bow trusses over the rink portion complete with asphalt shingles, steel trusses on the lower flat roof portion complete with conventional built up roof. No additions have been made to the exterior structure since the original construction.

2. Facility Status

The mechanical equipment components remain in good condition through a regular preventative maintenance and replacement schedule. This ensures annual quality ice conditions for the Ice Arena season.

The exterior wall structures remain in good condition however the roof structure is in need of significant repair. The Community Services Department has remained in consultation with Prakash Engineering regarding the on-going status of the roof structure over the arena portion

of the facility. The consultation process commenced in 2011 and has been inspected on an annual basis.

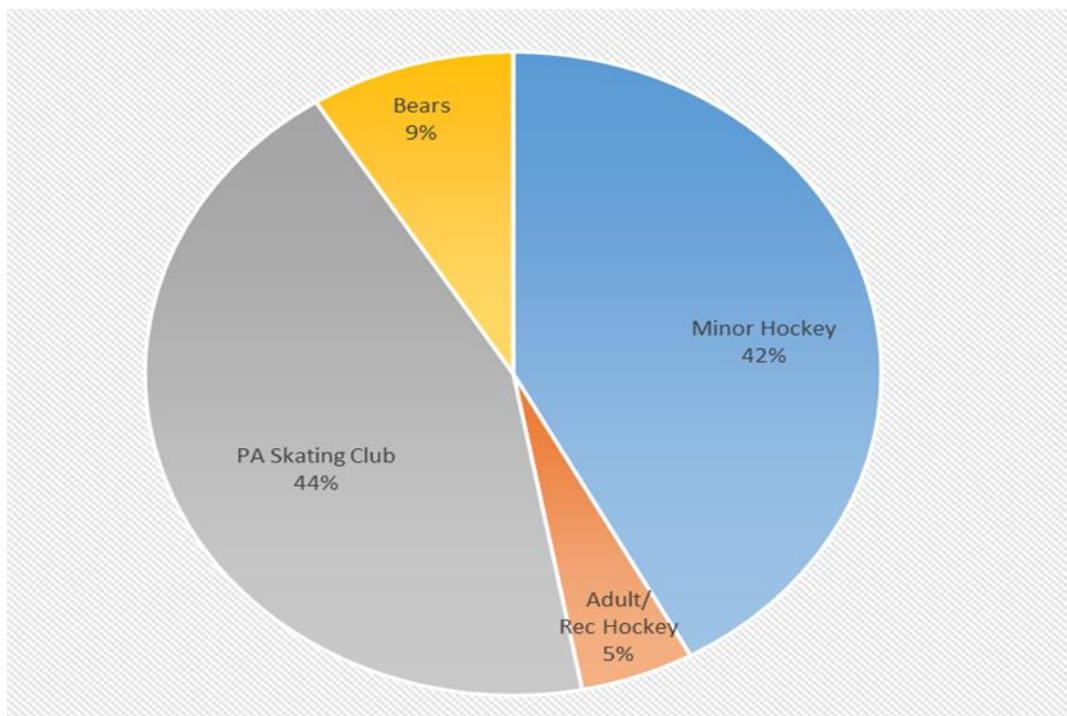
The ridging within the roof structure has become more pronounced over time with numerous areas in the SBS membrane & shingled roof exhibiting degranulation. A number of soft spots have also been encountered. The shingle portion of the roof has deteriorated to a point where shingles are curling and severe loss of granulates are evident. Significant leaking has been experienced with further deterioration progressing on an annual basis.

The roof will require a corrective fix if it continues to serve a purpose for the City. Options to achieve a corrective fix have been considered ranging in cost from approximately \$500,000 - \$600,000. Other limitations of the facility for the purpose of an arena operation include small dressing rooms, lobby and concession areas.

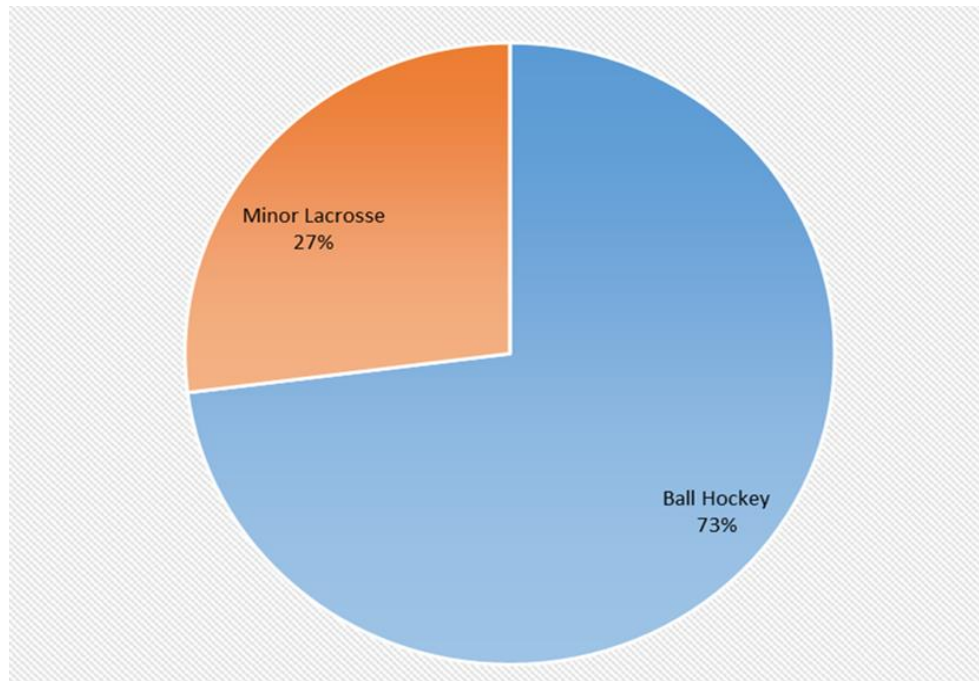
3. Summary of Current Usage

The main users of the Steuart Arena from October - March include the PA Skating Club, Minor Hockey, AAA Bears and Adult Recreational Hockey.

A breakdown of the facility usage during the Arena Ice Season is as follows:



The main users of the Steuart Arena from April – June includes the Prince Albert Ball Hockey League and Minor Lacrosse. A breakdown of the facility usage during the Spring and Summer season is as follows:



It is noted that the Prince Albert Exhibition Association has utilized the Facility on occasion during the annual Summer Exhibition.

4. Operating Budget Review

The 2023 Operating Budget is approved as follows:

Revenues:

User Charges & Fees	(\$215,270)
Rental Surcharge	(\$3,530)
Total Revenues	(\$218,800)

Expenses:

Salaries Wages & Benefits	\$218,620
Contracted & General Services	\$4,100
Financial Charges	\$5,560
Utilities	\$103,620
Fleet	\$20,000
Materials & Supplies	\$30,560
Insurance	\$4,700
Total Expenses	\$387,160
Total (Surplus) Deficit	\$168,360
Cost Recovery	57%

Prime Time Ice Requirements in Prince Albert

Utilizing the timeframe from September – March, there is a total of 1,498 hours of Prime Time ice available at each of our 3 artificial ice arenas. Prime Time ice is available from 5-10:30 p.m. on weekdays and 8 a.m.-10:00 p.m. on Saturdays and Sundays.

<u>Location</u>	<u>Hours</u>
Art Hauser Centre	1,498
Kinsmen Arena	1,498
Dave G. Steuart Arena	1,498
Total	4,494

Average Prime Time User Group Usage each season:

Minor Hockey	2,100
PA Skating Club	710
Recreation Hockey	600
Private Rentals	450
Mintos	225
Raiders	180
Bears	160
Speed Skating	60
Total	4,485

Prime Time ice at the City's 3 Artificial Ice Arenas is booked to maximum capacity on an average annual basis. This leads to local teams and organizations booking artificial ice in the surrounding Prince Albert region. Conditions typically allow for the 4 indoor Community Club Natural Ice Arenas to begin taking bookings by mid December until mid March. These 4 Natural Ice Arenas include the East End Community Club, East Hill Community Club, Crescent Heights Community Club and West Hill Community Club. The availability of these four locations for approximately 3 months provides some relief to the demand for Prime Time ice.

Through our review it is estimated that 1,622 hours of ice are booked in the Prince Albert region from September – March. With 1,498 hours of Prime Time Ice available at an artificial ice arena during this same timeframe, there is demand to justify a 4th Artificial Ice Arena in Prince Albert.

A combination of factors lead to the recommendation for the Kinsmen Arena to remain in operation as an Ice Arena from September – March each season. The current Facility Status and Condition of the Kinsmen Arena and the local demand for artificial ice makes the Kinsmen Arena a viable option to fulfill this demand for a 4th artificial Ice Arena. This will also benefit our local teams and organizations by reducing the requirement to travel out to the region to secure available artificial ice.

Demand for a 5th artificial Ice Arena in Prince Albert would need to be justified. The current usage at the Steuart Arena will shift to the new Twin Pad Arenas. Operating a 5th artificial ice arena would also create competition for our 4 volunteer driven Community Club Natural Ice Arenas and add to the City's annual Operating Subsidy for Arenas. Therefore it is recommended that the Dave G. Steuart Arena discontinue the operations as an Ice Arena following the construction of the new Twin Pad Arenas.

Future Options for the Dave G. Steuart Arena

It is recommended that a further report be provided to consider alternate options for the future of the Steuart Arena. As outlined above regarding the facility's status, the roof structure will require significant repair if it is to remain under the City's ownership and utilized for an alternate purpose.

Examples of the options that can be considered include, but are not limited to:

- Re-purpose the Facility for an Alternate Use
- Sale of the Facility
- Asbestos Mitigation, Decommissioning & Demolition

CONSULTATIONS:

Consultation to date was completed in conjunction with the Sport & Recreation Division and Facilities Division. Consultation with Financial Services will be completed in order to provide further information related to the Sale of the Facility.

COMMUNICATION AND/OR ANNOUNCEMENT PLAN:

A Communications Plan will be developed upon receiving direction and input from members of Council. It is anticipated that the Plan will involve ongoing communication with the user groups regarding the future booking requirements of the Facilities. The Plan will also include further information related to the option selected for the future of the Steuart Arena. Each option under consideration will have implications that will need to be communicated to the public and interested stakeholders.

OTHER CONSIDERATIONS/IMPLICATIONS:

There are no other options for financial implications for consideration in addition to the preliminary financial implications listed above. Further financial implications will be included in the follow up report that will consider future options for the Steuart Arena. Additionally, there are no policy or privacy implications at this time.

STRATEGIC PLAN:

The consideration of the future of the Kinsmen & Steuart Arenas aligns with the Investing in Infrastructure Strategic Priority of the City's Strategic Plan. More specifically, the Infrastructure Management Area of Focus within this Strategic Priority. Cross-departmental planning and consultation will be required in order to prepare the follow up report regarding the future of the Dave G. Steuart Arena.

OFFICIAL COMMUNITY PLAN:

The review of the usage of the Kinsmen and Steuart Arenas aligns with Section 9.2 of the Official Community Plan. This section is related to the City's Parks and Recreation Facilities. As the City grows and evolves, the need to assess and evaluate our recreation infrastructure is necessary to prioritize the re-development of our existing facilities to meet the demands of the public.

PUBLIC NOTICE:

Public Notice pursuant to the Public Notice Bylaw No. 24 of 2015 is not required.

PRESENTATION: Verbal – Jody Boulet, Director of Community Services

ATTACHMENTS:

1. Dave G. Steuart Arena Roof #1 - Fall 2022
2. Dave G. Steuart Arena Roof #2 - Fall 2022
3. Dave G. Steuart Arena Roof #3 - Fall 2022
4. Leaking in Dave G. Steuart Arena Lobby
5. Leaking in Dave G. Steuart Arena Corridor
6. Leaking in Dave G. Steuart Arena Mechanical Room

Written by: Jody Boulet, Director of Community Services

Approved by: City Manager