

FACILITY REVIEW 2025 – 2029

Parks, Recreation &
Culture Department



City of
Prince Albert

Facility Name:	FIRE HALL
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Field Names	Descriptors
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Work Tech ID:

Address:

Size: This consists of apparatus floor and administration area on 3 levels

Year Constructed:

Facility Age (In Years): Based on calculation from 1977 to 2024

Type of Construction:

Significant or Hazardous Issues:

Original Construction Cost:

Assessed Land Value Will work with Assessment Division to update values in 2025

Assessed Building Value

Assessed Land and Building Value

Facility Replacement Cost:

Actual Operating Costs:

State of Facility (5 year plan):		2025
Install new electric gate for parking lot off of 15 Street to prevent foot traffic theft or damage to equipment	\$28,000.00	
		2026
Bay # 4 Apron replacement from over head door to side walk	\$6,500.00	
		2027
Replace apron from over head door to side walk Bay #3	\$6,500.00	
		2028
Replace apron from over head door to side walk Bay # 2	\$6,500.00	
Replacement of 2 unit heaters in main garage bay	\$8,500.00	
		2029
Replace apron from over head door to side walk Bay #1	\$6,500.00	
TOTAL COSTS FOR 2025 TO 2029	\$62,500.00	

Current Use of Facility:

Recommendation to Keep:

Hours of Operation:

Emergency Generator

Fire Alarm System:

Fire Suppression System:

Facility Condition:

Summary:

Attachments:



**PRINCE ALBERT
FIRE DEPT**

Facility Name:	ART HAUSER CENTRE
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Field Names	Descriptors
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WT ID: B001

Address: 690 32 Street East

	49,124	Square Feet - Including Original Construction in 1971 & '83, '98, 2000 and 2003 Additions
	16,100	Square Feet - West Addition in 2005
Size:	3,012	Square Feet - South East Washroom/Concession Addition in 2005
	68,236	Square Feet Total

	1971	Initial Construction
Year Constructed:	2005	West Addition and South East Washroom/Concession Addition

Facility Age (In Years):	53	Based on calculation from 1971 to 2024
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Type of Construction: Multiple roof construction that includes: wood truss c/w wood decking and spray foam roof (Arena), structural steel/steel decking and SBS/EPDM and Conventional roofing (other roof locations). Exterior walls are masonry (at rink) and brick veneer, exterior insulation and steel studs at west and south east locations. Exterior finishes are brick veneer, exterior masonry, stucco and pre-finished metal paneling as per pictures.

Significant or Hazardous Issues: At this facility, ammonia is used as the refrigerant and is handled only by qualified personnel. In the event of a significant leak, exposure can be fatal. The system is alarmed and computer controlled with all staff provided with appropriate training.

Original Construction Cost:

Assessed Land Value	Will work with Assessment Division to update values in 2025
Assessed Building Value	
Assessed Land and Building Value	
Rear of Arena/Equipment Storage	
Raider Office	
8 Canopy Units	
Minto Office	
Addition in 2006	

Facility Replacement Cost:

Actual Operating Costs:

2025	
Front deck concrete pad, staff pointed out tripping hazards in 2 locations one on the west side the other on the south side in front of the Ches Leach entrance. Short term solution for both.	\$15,000.00
Long term solution would be replacing the front deck which would include whole west side and around to the Ches leach entrance with a cost of \$170,000.00	
Ice plant over haul as per City schedule	\$35,000.00
Back flow tamper relay module, this is a must have	\$12,070.00
Re-surface north access road along arena	\$22,000.00
Repairs to mill work in dressing room # 5 (WHL)	\$12,000.00
Main entrance door repair. Long term solution is door replacement at a cost of \$110,000.	\$9,000.00

2026	
Remove electric heaters that are currently heating all 5 stairwells and replace with gas fired heating units to save on utility cost (this identified by staff)	\$30,000.00
Upgrade lighting in the front lobby and office space to ballast free LED	\$10,000.00
Recap interior rampway for Zamboni at east end of the building cost	\$35,000.00
Bleacher lighting replacement (ballast free LED)	\$8,500.00
Ceiling fan replacement inside the arena space (bowl area) to DC system	\$6,500.00
Replacement of heat/cooling unit for the south concession cost unknown.	
Install dimmer switch to the lighting in the Chess leach room cost unknown.	

2027	
Front boiler room, heat pump # 2 replacement and back boiler room, heat pump # 1 replacement	\$24,000.00
Ice plant over haul to 6 cylinder as per City schedule	\$37,000.00
Replace partitions in all 4 dressing rooms	\$18,000.00
Replace heating unit in SE entrance by Minto's room with larger unit for more heat (identified by staff)	\$9,000.00
Canopies northeast corner of building being push out	\$35,000.00

None	
Replace skate planking in the north hallway and rampway	\$40,000.00
Infra-red scan of all electrical panels (Shaun thinks it might be a WHL regulation) cost unknown.	
New much larger dehumidifier for ice making purposes cost unknown.	

Facility Name:	ART HAUSER CENTRE
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Field Names	Descriptors
	2029
	Ice plant over haul to 6 cylinder as per City schedule \$37,000.00

TOTAL COSTS FOR 2025 TO 2029	\$395,070.00
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Agreement/Lease Information:

Lease Agreement with the Raider Hockey Club commenced January 1, 2008. The term is indefinite unless terminated under the provisions of Section 26. Termination would occur if and upon any default or breach by the other party, termination of existence of either party, termination or existence of the Western Hockey League, insolvency, receivership or bankruptcy of either party, event of force majeure that prevents either party from performing its obligations for more than 180 days, the AHC reaching a state of obsolescence or the Raiders relocating their operations to a different venue. The parties agree to meet annually on or about May 31 to review the agreement to ensure it is meeting the expectations of both parties.

The other main tenant is the Midget AAA Minto's who operate a dressing room within the facility. A loan was provided by the City to the Minto's to assist in the original construction of the dressing room. The loan is now fully repaid.

Current Use of Facility:

The main floor houses the City's administration offices and the Raiders administration offices. The Steve Ruznisky Room is available for meetings and booked through the City office.

The Raider Hockey Club is the main tenant. The AHC also accommodates bookings for all other arena User Groups that include but are not limited to the: Minto's, Bears, Minor Hockey, Speed Skating, PA Skating Club and Recreation Hockey and Global Sports Academy.

In addition, non-ice events include but are not limited to: Special Events, Cabarets, Performances, Weddings, Funerals. These events can be hosted on the arena surface or in the Ches Leach Lounge and Kinsmen Room located on the 2nd floor.

The 2nd floor is also home to the Prince Albert Sports Hall of Fame. This area is immediately adjacent to the Ches Leach Lounge.

Hours of Operation:

Daily: 7:30AM - 1:00AM August to April
 July 8 - August 5: No bookings while making ice but season starts with Hockey Camp in August

- Mechanical Space in Square Feet:**
- Storage Space in Square Feet:**
- Office Space in Square Feet:**
- Functional Space in Square Feet:**

1,830	3%	Of Total Building Square Footage in all Cases
3,818	6%	
14,609	21%	
47,979	70%	

Emergency Generator:

No

Fire Alarm System:

Yes. Certified Annually

Fire Suppression System:

Yes, in place throughout the entire facility.

Concession Hoods:

There are 2 stainless steel concession hoods at the facility. The first is at the main concession on the main floor on the west side of the facility and the second unit is on the lower level of the south east concession. All units are certified annually. Details as follows:

Main Concession: Ansul R-102 Wet Chemical Fire Suppression System. Meets the standard of UL 300 and UL C-ORD-C1254.6. Serial Number: S137635.

Ches Leach Lounge Concession: Ansul R-102 Wet Chemical Fire Suppression System. Meets the standard of UL C-ORD-C1254.6. Serial Number: R100523. **This concession hood is no longer in service**

Lower South East Concession: Ansul R-102 Wet Chemical Fire Suppression System. Meets the standard of UL 300 and UL C-ORD-C1254.6. Serial Number: S125758.

Historical Designation:

No

Facility Condition: (Good, Fair or Poor)

Good

Recommendation to Keep:

Yes

Summary:

This facility has short term and long term needs, as identified above. While the short term needs are manageable, the long term projects will require planning and a financial commitment. All items mentioned above will be reviewed by the Facilities manager along with the Rec coordinator of the facility prior to each budget session to adjust the priority list if needed.

The facility is open 12 months of the year and is host to many ice specific and non-ice specific events.

Attachments:

Recent/Current City Pictures



Facility Name:	MARGO FOURNIER ARTS CENTRE
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Field Names	Descriptors
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WT ID: B002

Address: 1010 Central Avenue

Size: 13,494 Square Feet - Original Construction in 1971

Year Constructed: 1890 & 1905 Initial Construction

Facility Age (In Years): 134 Based on Calculation from 1890 to 2024

Type of Construction: Concrete foundation, mortar and stone basement wall, clay brick exterior wall, conventional wood floor construction, Linoleum floor covering, conventional wood frame interior wall construction, lath and plaster wall covering, conventional roof with metal covering.

Significant or Hazardous Issues: None

Original Construction Cost: Will work with Assessment Division to update values in 2025

Assessed Land Value

Assessed Building Value

Assessed Land and Building Value

Facility Replacement Cost:

Actual Operating Costs:

State of Facility (5 year plan):

	2025
Replace closed/locked cupboards on west wall of studio (both north and south sets)	\$9,000.00
Repair hole in ceiling in hallway behind studio	\$3,500.00

	2026
Renovations to Northern Image Photography room on 2nd floor. Remove old equipment, paint, new flooring, new entrance, replace sink, possibly open up with artist studio to make one big room	\$5,300.00

	2027
The concrete foundation, mortar and stone basement wall will require re-enforcement of some type. Hire a structural engineering firm to complete a structural assessment of mortar and stone basement walls, report back with our options and budget.	\$9,000.00

	2028
No projects planned or required at this time.	

	2029
No projects planned or required at this time.	

TOTAL COSTS FOR 2025 TO 2029	\$26,800.00
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Agreement/Lease Information: There are no lease agreements for this facility. Common Weal is the sole tenant who is on monthly rental only.

Facility Name:	MARGO FOURNIER ARTS CENTRE
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Field Names	Descriptors
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Current Use of Facility:	<p>The old City Hall located at 1010 Central Avenue was constructed in 1891-1893 and has served several purposes over the years. In 1966, the facility transformed its function into that of a multi-purpose Arts Centre and Senior Citizens Day Centre, and soon thereafter, evolved into space for arts and cultural activities.</p> <p>Currently, the Prince Albert Arts Centre houses the "John V Hicks Art Gallery", a pottery studio, a large 2nd floor studio, a main floor multi-purpose room, a kitchen, a small boardroom, an office space (currently use by Planning & Development), an artist studio (off the 2nd floor large studio room), office space for Common Weal Community Arts (leased), and 3 designated spaces for the Spinners & Weaver, Northern Image Photography, and Mid Pro Rocks & Gems Guilds.</p> <p>The Arts Centre offers a variety of programs and workshops for children, youth, adults and seniors/elders including painting, pottery, photography, writing, seasonal, cultural and more. A selection of free programs are offered as well. The Arts Centre proudly displays the wares of our artists and craftspeople.</p> <p>In 2023, there were over 8000 participants/visitors to the Arts Centre. There were 273 programs delivered at the Arts Centre with over 2,418 participants. There were also several group bookings (such as birthday parties, youth and family organizations, schools, etc.) and rentals totaling over 1700 participants. The pottery Studio had almost 100 participants and the Groups & Guilds that practice their art and meet here accounted for over 1800 participants. Finally the John V. Hicks Gallery has just under 100 victors. These are all non-unique participants/visitors.</p> <p>There are 12 organizations that meet and/or practice their art regularly at the Arts Centre. These organizations include the Prince Albert Council for the Arts, Prince Albert Arts Board, Spinners and Weavers Guild, Mid Pro Rock & Gem Society, Potters Guild, Watsonairs, Northern Image Photographers, Studio 1010, Prince Albert Music Festival Association, Northern Waters Fly Fishers, Prince Albert Woodturners Guild, and Barveenok Ukrainian Dance Club.</p>
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Hours of Operation:	<p>From Tuesday after the September long weekend to the May long weekend: Mon-Thur - 9:00 AM - 9:00PM, Fri 9:00AM - 5:00PM, Sat 10:00AM - 4:30 PM.</p> <p>From the Tuesday after the May long weekend to the September long weekend: Mon/Tues/Wed/Fri 9:00AM - 5:00PM, Thur 9:00AM to 9:00PM, Sat 10:00 AM - 2:00PM.</p> <p>Closed most statutory holidays and long weekends.</p>
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Mechanical Space in Square Feet:	300	2%	of Total Building Square Footage in all Cases
Storage Space in Square Feet:	500	4%	
Office Space in Square Feet:	780	6%	
Functional Space in Square Feet:	13,494	88%	

Emergency Generator	No
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Fire Alarm System	Yes. Certified Annually
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Fire Suppression System	None
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Fire Suppression System	No
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Concession Hoods	Does not apply
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Historical Designation:	National, Municipal and Provincial Historic Heritage Site
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Facility Condition: (Good, Fair or Poor)	Fair
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Recommendation to Keep:	Yes
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Summary:	<p>There are a number of maintenance items including, install new laundry sink on the 2nd floor, sidewalk replacement from steps to landing, replace the 3 steps on the north east corner of the property, Clean the ceiling glass in the 2nd floor studio, these items will be complete in 2024. This facility is very clean and well maintained.</p> <p>The facility is open 12 months of the year and is host to a number of groups and programs, it is also a Heritage building and was once City Hall.</p>
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Attachments:	Recent/Current City Pictures
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MARGO FOURNIER
ARTS CENTRE

1010

THE MARGO FOURNIER CENTER
was dedicated to the
memory of Margo Fournier
and her family. It is a
place where the arts
and culture of the
region are celebrated
and where the community
can come together to
enjoy the arts.

PASSO

Visit in Passaic
May 27 - June 14, 2018
Margo Fournier Arts Center
The Margo Fournier Arts Center
is a place where the arts
and culture of the region
are celebrated and where
the community can come
together to enjoy the arts.



Facility Name:	CITY HALL
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Field Names	Descriptors
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Work Tech ID: B003

Address: 1084 Central Avenue

Size:	10,969	Square Feet - Basement
	15,447	Square Feet - Main Floor
	13,514	Square Feet - Second Floor
	13,514	Square Feet - Third Floor
	53,444	Square Feet Total

Year Constructed: 1984
 Facility Age (In Years): 40

Type of Construction: Masonry construction with brick veneer and tyndall stone exterior finishings, interior construction is steel studs and gypsum board

Significant or Hazardous Issues: Significant Issue: This facility has no significant issues and no hazardous materials to be concerned about.

Original Construction Cost:
 Assessed Land Value
 Assessed Building Value
 Assessed Land and Building Value
 Facility Replacement Cost:
 Actual Operating Costs:

Will work with Assessment Division to update values in 2025

	2025
Modernization of elevator (Thyssonkrupp)	\$125,800.00
Complete repairs to deficiencies on Sprinkler system	\$11,895.00
Building control upgrade (Mikkelsen Coward)	\$5,400.00
Replace box filters (bag filters) as per rotation	\$5,000.00
	2026
Building security upgrade (to be current with other city facilities)	\$11,500.00
Pressure wash exterior of building	\$12,000.00
	2027
Refurbish 3rd floor rotunda; which includes new wall paper, carpet and paint door jams	\$54,832.00
Refurbish 3rd floor washrooms	\$21,000.00
Replace box filters (bag filters) as per rotation	\$5,000.00
	2028
Refurbish 2nd floor rotunda; which includes new wall paper, carpet and paint door jams	\$46,895.00
Refurbish 2nd floor washrooms	\$28,000.00
	2029
Finish the refurbishing of the 1st floor; including new wall paper, carpet at entrances paint door jams	\$24,824.00
Refurbish 1st floor washrooms	\$28,000.00
Replace box Filters (bag filters) as per rotation cost	\$5,000.00
TOTAL COSTS FOR 2025 TO 2029	\$385,146.00

Facility Name:	CITY HALL
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Field Names	Descriptors
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Current Use of Facility: This facility is the heart of all City business, it houses the Finance department, Planning and development, Public works, Community services, Council chambers.

Hours of Operation: Regular business hours are 8:00AM to 4:45pm, Monday to Friday, closed on Stat Holidays

Mechanical Space in Square Feet:	3,240	6%	Of Total Building Square Footage in all Cases
Storage Space in Square Feet:	7,729	14%	
Office Space in Square Feet:	0	0%	
Functional Space in Square Feet:	42,475	79%	

Emergency Generator: yes

Fire Alarm System: yes

Fire Suppression System: yes

Concession Hoods: Not Applicable

Historical Designation: No

Facility Condition: (Good, Fair or Poor) Good

Recommendation to Keep: Yes

Summary: This facility is used as intended.

Attachments: Recent/Current City Pictures



Facility Name:	DAVE G. STEUART ARENA
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Field Names	Descriptors
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WT ID: B004

Address: 999 Exhibition Drive

Size: 25,885 Square Feet - Original Construction in 1971

Year Constructed: 1977 Initial Construction

Facility Age (In Years): 47 Based on calculation 1977 to 2024

Type of Construction: 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 portions complete with conventional built up roof.

Significant or Hazardous Issues: Ice plant refrigerant is R22 and can be fatal in inhaled.

Original Construction Cost:
 Assessed Land Value
 Assessed Building Value
 Assessed Land and Building Value
 Facility Replacement Cost:
 Actual Operating Costs:

Will work with Assessment Division to update values in 2025

State of Facility (5 year plan):

	2025	
Roof repair cost		\$575,000.00
Statis of this facility is unknown, but if it remains a City asset it will require some work.		

	2026	
Lighting upgrade (ballast free LED) arena area cost		\$24,000.00
This would make a big difference in our utility costs		

	2027	
Replacement of unit heaters 5 and 6		\$8,000.00

	2028	
Replacement of unit heaters 3 and 4		\$8,000.00

	2029	
Replacement of unit heaters 1 and 2		\$8,000.00

TOTAL COSTS FOR 2025 TO 2029		\$623,000.00
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Agreement/Lease Information: None

Current Use of Facility:

Bookings for User Groups include, but are not limited to Minor Hockey, Figure Skating, Recreation Hockey and Public Skating during the winter months. The Ball Hockey League operates out of the arena in the summer. In the past the facility has been used for Lacrosse. Lacrosse now functions out of the Kinsmen Arena.

In addition, non-ice events include but are not limited to: Special Events, Cabarets, Trade Shows, and weddings. The facility is also used in partnership with the Exhibition Association for the Annual Summer Fair.

Facility Name:	DAVE G. STEUART ARENA
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Field Names	Descriptors
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Hours of Operation:	Daily: 4:30PM - 1:00AM from October to March.
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Emergency Generator:	None
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Fire Alarm System:	Yes. Certified annually
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Fire Suppression System:	None
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Concession Hoods:	None
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Historical Designation:	No
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Facility Condition: (Good, Fair or Poor)	None
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Recommendation to Keep:	Yes
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Summary:	As mentioned above the future use/life of this facility is currently unknown. The items mentioned above would need to be done if the building is to be use in any capacity.
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**Dave G.
Steuart Arena**

Prince Albert

999

Prince Albert

**NO DOGS
IN
BUILDING**

NOTICE

Facility Name:	KINSMEN ARENA
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Field Names	Descriptors
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WT ID: B008

Address: 50A 28 Street West

Size:	49,124	Square Feet - Original Construction in 1963
	16,100	Square Feet - West Concession/South Lobby in 1965
	2,000	North Dressing Rooms/Zamboni Room in 1974
	676	Ice Plant Addition in 2008
	67,900	Square Feet Total

Year Constructed: 1963 Initial Construction

Facility Age (In Years): 61 Based on calculation from 1963 to 2024

Type of Construction: Multiple Construction that includes: wood truss c/w wood decking asphalt shingles, structural steel/steel decking and SBS, as well as conventional roofing. Exterior walls are masonry complete with a brick veneer exterior.

Significant or Hazardous Issues: The ice plant, in this facility, uses R22 refrigerant which can be fatal if inhaled. There has never been an incident at this facility.

Original Construction Cost: Will work with Assessment Division to update values in 2025

Assessed Land Value

Assessed Building Value

Assessed Land and Building Value

Facility Replacement Cost:

Actual Operating Costs:

State of Facility (5 year plan):

2025	
Roof replacement of 2 flat roofs one over the dressing rooms the other one is over the filter room	\$340,000.00
Replace heat plate exchanger	\$8,300.00
Re-pipe hot water storage tanks for quicker recovery	\$3,500.00

2026	
Floor replacement main lobby remove skate planking, install commercial flooring	\$28,500.00
Upgrade the partitions in dressing rooms 3 & 4	\$5,000.00
Clean interior of building and paint	\$25,500.00
Ice plant over haul as per city schedule	\$37,500.00
Clean eaves troughs (City staff) or hire a contractor	\$2,500.00

2027	
Upgrade dressings 1,2 and referee room that includes new showers, plumbing fixtures and partitions, using the cost of the reno to dressing rooms 3 & 4	\$68,000.00

2028	
Ice plant over haul as per City schedule	\$37,000.00

2029	
No projects planned or required at this time.	

TOTAL COSTS FOR 2025 TO 2029	\$555,800.00
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Current Use of Facility: The main user groups of the facility include, the Prince Albert Minor Hockey Association, PA figure Skating Club, Rec Hockey league, and Global Sports Academy during the winter months.

The Prince Albert Lacrosse Program functions out of the arena during the summer months. The facility is also available for other non-ice events such as Cabarets, Trailer Shows, Weddings and other special events.

Facility Name:	KINSMEN ARENA
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Field Names	Descriptors
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Hours of Operation:	Daily: 7:30AM - 1:00AM (Sept to March) Ice plant starts August 23 with ice available for September 6 This facility is open 12 months a year.
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Mechanical Space in Square Feet:	875	1%	of Total Building Square Footage in all Cases
Storage Space in Square Feet:	3,167	5%	
Office Space in Square Feet:	150	0.22%	
Functional Space in Square Feet:	63,708	94%	

Emergency Generator:	None
Emergency Generator:	No

Fire Alarm System:	Yes. Certified Annually
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Fire Suppression System:	No
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Concession Hoods:	This facility concession is equipped with a residential range hood.
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Historical Designation:	No
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Facility Condition: (Good, Fair or Poor)	Good
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Recommendation to Keep:	Yes
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Summary:	The project list, identified above, is indicative of the age of the facility and the clientele. The facility is well used by the public and User groups over the 12 months of the year.
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Attachments:	Recent/Current City Pictures
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Facility Name:	KINSMEN HERITAGE CENTRE
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Field Names	Descriptors
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WT ID:	B010
Address:	155 12 Street West
Size:	8,500 Square Feet
Year Constructed:	1971
Facility Age (In Years):	53 Based on calculation from 1971 to 2024
Type of Construction:	Conventional wood frame construction, brick veneer exterior, drywall interior, suspended ceilings, conventional roof system with SBS membrane
Significant or Hazardous Issues:	Textured walls, textured ceilings and small amount of floor tile has asbestos content
Original Construction Cost:	Will work with Assessment Division to update values in 2025 Assessed Land Value Assessed Building Value Assessed Land and Building Value
Assessed Land Value	
Assessed Building Value	
Assessed Land and Building Value	
Facility Replacement Cost:	
Actual Operating Costs:	
State of Facility (5 year plan):	2025 No projects planned or required at this time.
	2026 No projects planned or required at this time.
	2027 No projects planned or required at this time.
	2028 No projects planned or required at this time.
	2029 No projects planned or required at this time.
	TOTAL COSTS FOR 2025 TO 2029 \$0.00
Agreement/Lease Information:	No lease agreements exist for this facility. The main tenant is the Sask Seniors Assoc #4. Please see the attached MFC Facility Report from Curtis Olsen, Recreation Coordinator for further information.
Current Use of Facility:	Please see attached MFC Facility Report from Curtis Olsen, Recreation Coordinator
Hours of Operation:	Daily: 8:00AM - Midday Occasional special events
Emergency Generator:	No
Fire Alarm System:	Yes. Certified Annually
Fire Suppression System:	No
Concession Hoods:	One residential range hood
Historical Designation:	No
Facility Condition: (Good, Fair or Poor)	Good
Recommendation to Keep:	None
Summary:	This Facility is well maintained and in very good condition. The only pending project is a roof replacement to the upper level that will be required as identified above.



KINSMEN COMMUNITY HERITAGE CENTRE

155 12th S

NOTICE
[Symbol]

No Smoking
[Symbol]

Facility Name:	JOHN M. CUELENAERE LIBRARY
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Field Names	Descriptors
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WT ID: B006

Address: 125 12 Street East

Size: 27,223 Square Feet - Basement and main floors

Year Constructed: 1973 Initial Construction

Facility Age (In Years): 51 Based on calculation from 1973 to 2024

Type of Construction: Exterior block wall construction including brick veneer exterior finish; steel roof joists and a conventional roof; interior conventional framing with drywall and paint finishes as well as suspended ceilings.

Significant or Hazardous Issues: Basement equipment room pipe elbows insulated with asbestos containing material

Original Construction Cost: Will work with Assessment Division to update values in 2025

Assessed Land Value

Assessed Building Value

Assessed Land and Building Value

Facility Replacement Cost:

Actual Operating Costs:

State of Facility (5 year plan):

	2025	
Ladder safety system		5,286.00

	2026	
No projects planned or required at this time.		

As per Garland Canada Inc, roof report recommends a full roof replacement at a cost between 850,000 and 900,000.		\$900,000.00
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	2028	
No projects planned or required at this time.		

	2029	
No projects planned or required at this time.		

TOTAL COSTS FOR 2025 TO 2029		\$905,286.00
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Hours of Operation: Monday-Thursday: 8:30AM to 9:00PM
Friday & Saturday: 8:30AM to 5:00PM
Sundays 1:00PM to 5:00PM, from Labour Day to Victoria Day

Emergency Generator Yes

Fire Alarm System: Yes. Inspected annually

Fire Suppression System:

Facility Name:	JOHN M. CUELENAERE LIBRARY
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Field Names	Descriptors
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Facility Condition:	Good
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Recommendation to Keep:	Yes
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Summary:	<p>Statistical Summary (2023) In-person visits: 127,425 Public Computer Uses: 6578 Visits to princealbertlibrary.ca: 460,405 Books borrowed: 93,438 eBooks borrowed: 37,401</p> <p>The John M. Cuelenaere branch of the Prince Albert Public Library is used by many groups and individuals on the community. Factors that make library use widespread are that we rent public meeting space on a cost recovery basis, are open to the public, and have the only public washrooms downtown. The library will see over 125,000 visits in 2023.</p> <p>Meeting rooms draw community groups of all kinds. Use includes but is not limited to: Prince Albert Writers Guild meetings, a Dungeons and Dragons group that opens their meetings to the public, union negotiation meetings with various locals in the community, Government consultations, dramatic productions and improv, weekly movies, puppet shows, music recitals and other live music performances, birthday parties, and more. The library staff also offer a wide selection of programs that make use of the meeting spaces as well. These include Gingerbread decorating, summer teen writing workshops, and indigenous storytelling. The Grace Campbell Gallery provides space for local artists to showcase their work.</p> <p>Lastly, the library is also a library. A collection of physical materials for all members of the community maintained and refreshed as necessary. Things that are no longer being read are removed and sold via book sales, distributed to the provincial jail as needed, or sent to the third world to assist people who wish to learn English. The collection uses significant floor space in the building and requires a load bearing floor.</p>
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Attachments:	Recent/Current City Pictures Library Roof Report Library Use Overview None
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papl | Prince Albert Public Library

JOHN M. CUELENAERE
BRANCH



Garland Canada Inc.

Roof Asset Management Program

R A M P.



City of
**Prince
Albert**

City of Prince Albert Library Roof Inspection

Prepared By
Brett Foote

Prepared For
Don Cheeseman

May 26, 2022

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Client: City of Prince Albert



City of Prince Albert

Client Data

Name	City of Prince Albert		
Address 1	1084 Central Avenue		
City	Prince Albert	Province	Saskatchewan
Postal	S6V 7P3	Country	Canada

Contact Info

Contact Person	Don Cheeseman	Title	Facilities Project Coordinator
Mobile Phone:	-	Office Phone:	(306) 953-4800
Email:	dcheeseman@citypa.com		



Facility Summary

Client: City of Prince Albert

Facility: Library



Facility Data

Address 1	125 12 St E, Prince Albert, SK S6V 1B7
City	Prince Albert
Province	Saskatchewan
Postal	S6V 1B7
Type of Facility	Municipal
Square Footage	14,200
Contact Person	Don Cheeseman

Asset Information

Name	Date Installed	Square Footage	Roof Access
Entire Roof	-	14,200	Attached Ladder



since 1895

ROOF MEASUREMENT REPORT

125 12 St E, Prince Albert, SK S6V1B7

Report Contents



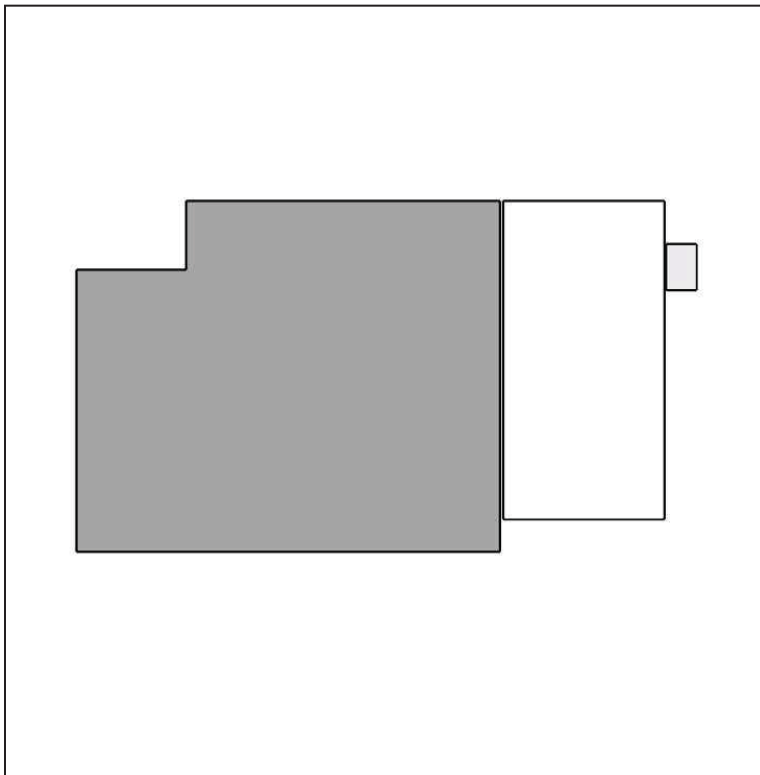
- Images1
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Report Details

Date:	05/26/2022
Report:	46278617

Roof Details

Total Area:	19,013 sq ft
Total Roof Facets:	3
Predominant Pitch:	0/12
Number of Stories:	<=1
Total Ridges/Hips:	0 ft
Total Valleys:	0 ft
Total Rakes:	20 ft
Total Eaves:	15 ft
Total Penetrations:	45
Total Penetrations Perimeter:	374 ft
Total Penetrations Area:	462 sq ft



In this 3D model, facets appear as semi-transparent to reveal overhangs.

Contact Us

Contact: Brett Foote
 Company: Garland Company Inc.
 Address: 3800 East 91St
 Cleveland OH 44105
 Phone: 306-914-3514

Measurements provided by www.eagleview.com

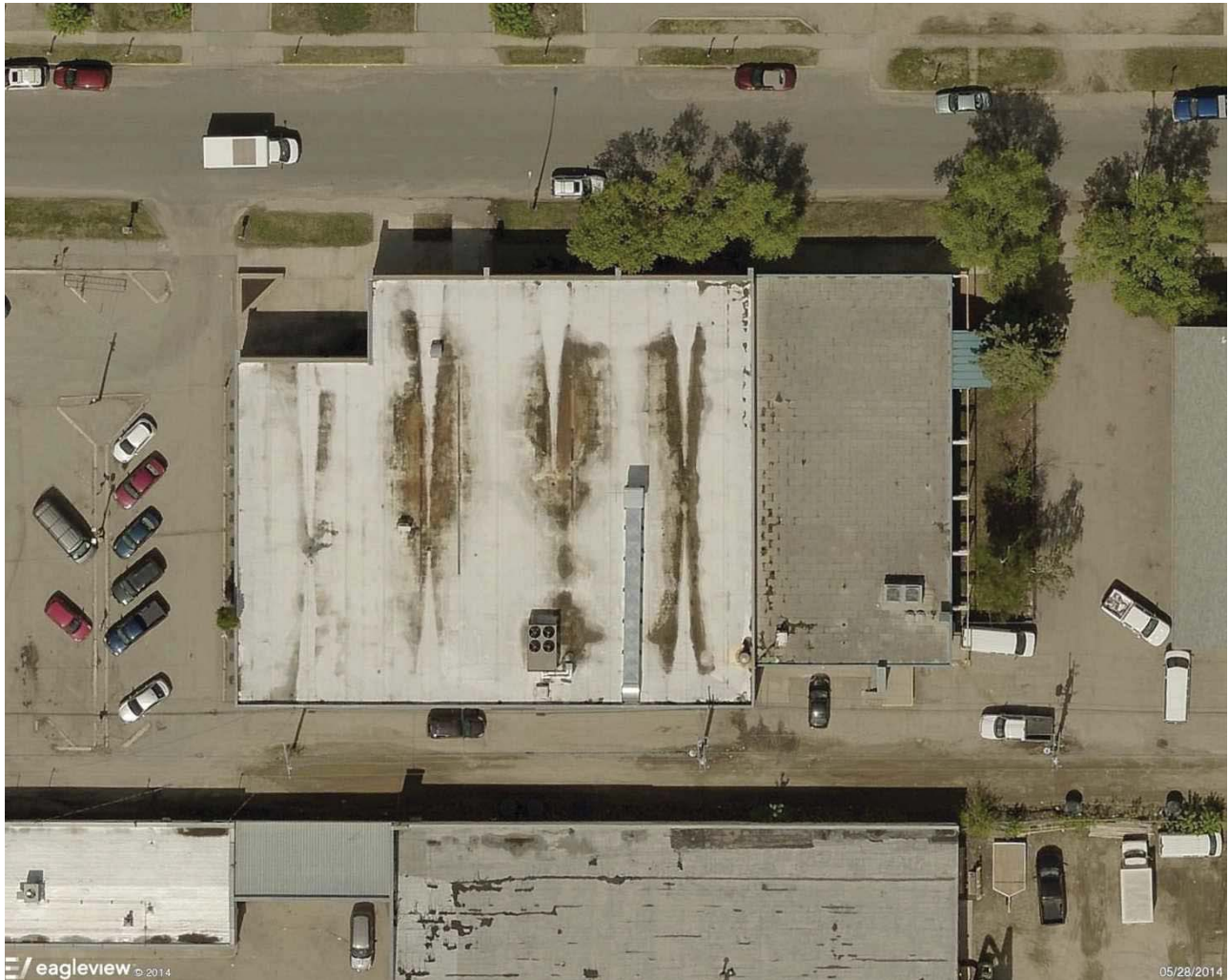


Certified Accurate

www.eagleview.com/Guarantee.aspx

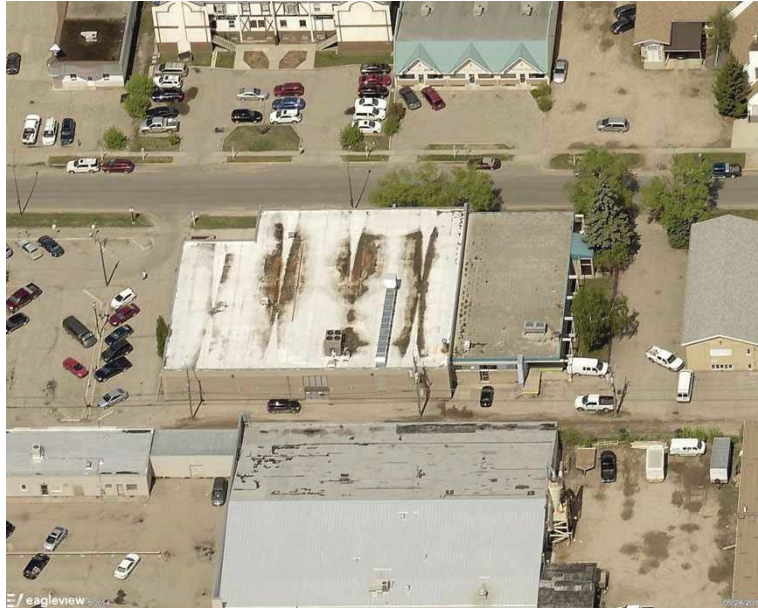
REPORT IMAGES

The following aerial images show different angles of this structure for your reference.

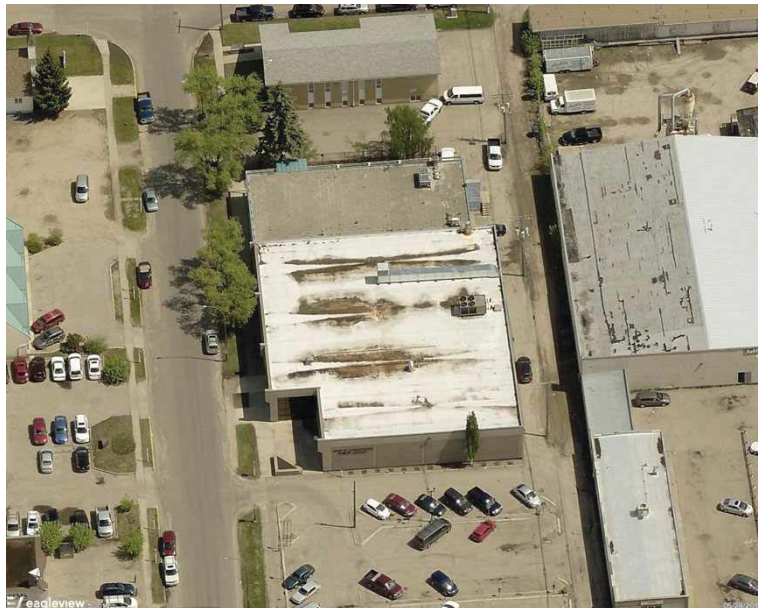


Top View

REPORT IMAGES

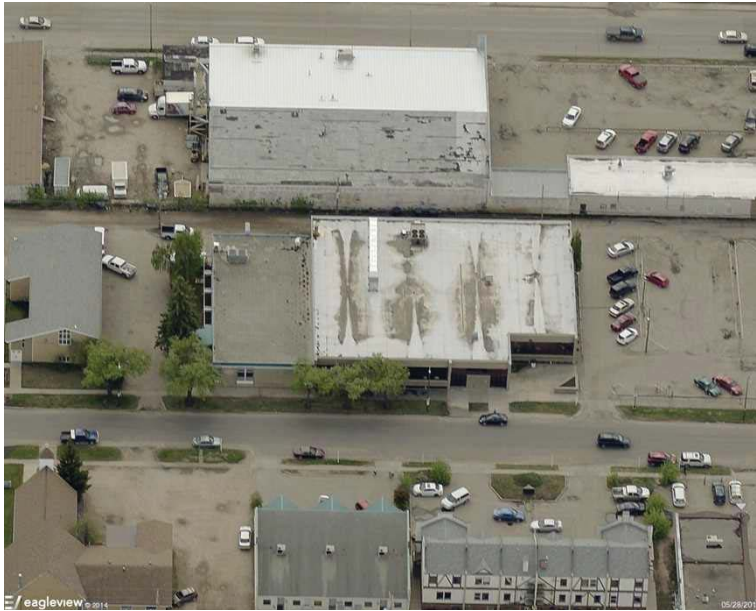


North View

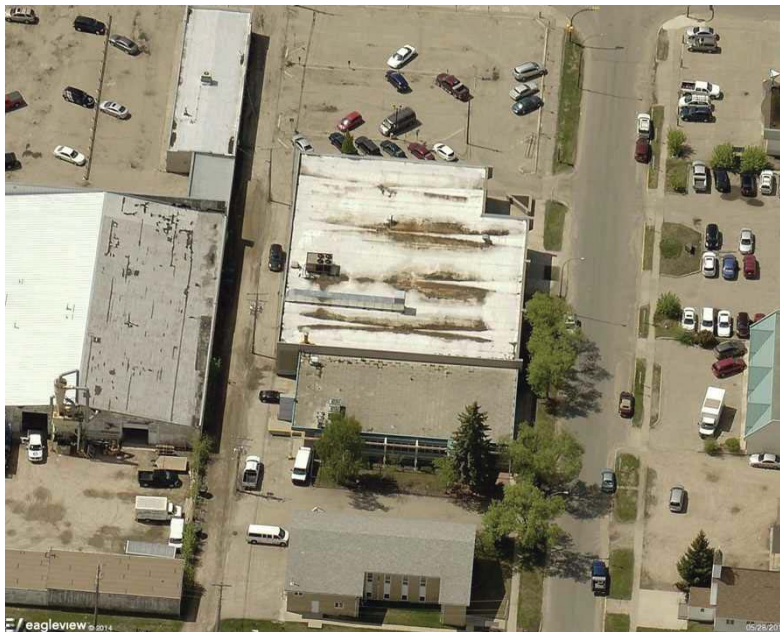


East View

REPORT IMAGES



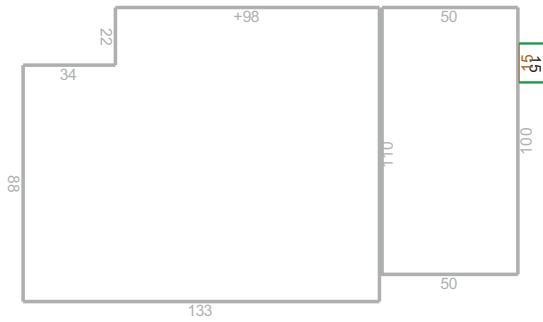
South View



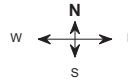
West View

LENGTH DIAGRAM

Total Line Lengths: **Ridges = 0 ft** **Valleys = 0 ft** **Flashing = 15 ft** **Eaves = 15 ft**
 Hips = 0 ft **Rakes = 20 ft** **Step flashing = 0 ft** **Parapets = 787 ft**



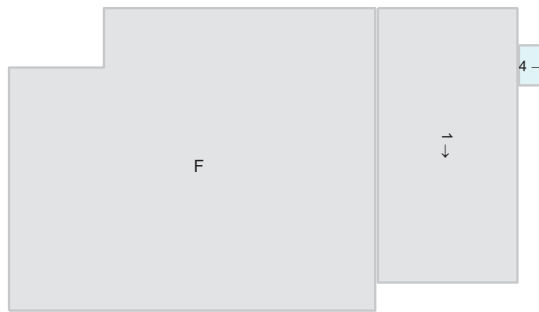
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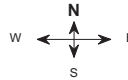
Note: This diagram contains segment lengths (rounded to the nearest whole number) over 5 feet. In some cases, segment labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9).

PITCH DIAGRAM

Pitch values are shown in inches per foot, and arrows indicate slope direction. The predominant pitch on this roof is 0/12.



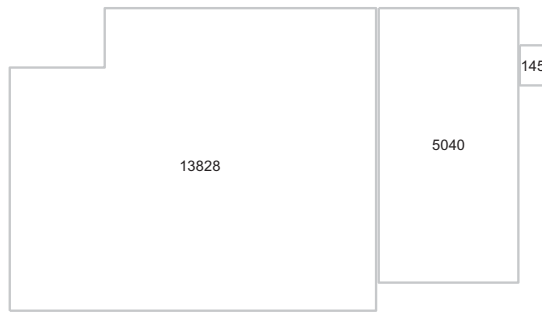
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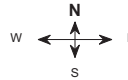
Note: This diagram contains labeled pitches for facet areas larger than 20 square feet. In some cases, pitch labels have been removed for readability. Gray shading indicates flat, 1/12 or 2/12 pitches. If present, a value of "F" indicates a flat facet (no pitch).

AREA DIAGRAM

Total Area = 19,013 sq ft, with 3 facets.



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Note: This diagram shows the square feet of each roof facet (rounded to the nearest foot). The total area in square feet, at the top of this page, is based on the non-rounded values of each roof facet (rounded to the nearest square foot after being totaled).

PENETRATIONS

Penetrations Notes Diagram

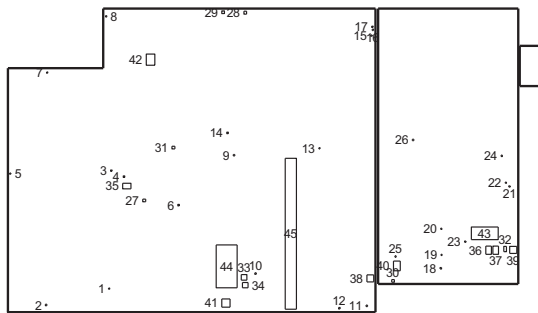
Penetrations are labeled from smallest to largest for easy reference.

Total Penetrations: 45

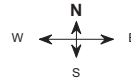
Total Penetrations Perimeter = 374 ft

Total Penetrations Area: 462 sq ft

Total Roof Area Less Penetrations = 18,551 sq ft



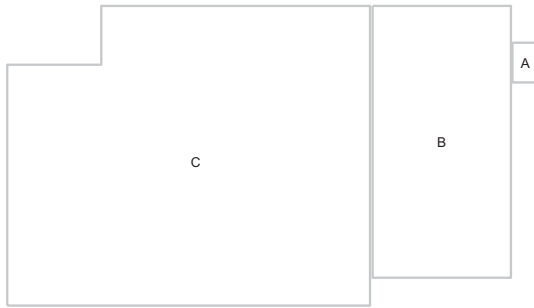
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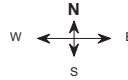
Note: Any measured penetration smaller than 3x3 feet may need field verification. Accuracy is not guaranteed. The total penetration area is not subtracted from the total roof area.

NOTES DIAGRAM

Roof facets are labeled from smallest to largest (A to Z) for easy reference.



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Property Info



Property Location

Longitude = -105.7501981

Latitude = 53.2018859

Online map of property:

http://maps.google.com/maps?f=g&source=s_q&hl=en&geocode=&q=125+12+St+E,Prince+Albert,SK,S6V1B7

Property Info

Year Built:

Effective Year Built: *

*



Notes

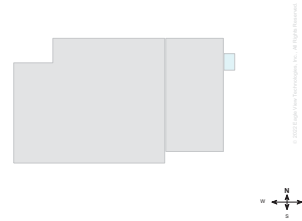
This was ordered as a commercial property. There were no changes to the structure in the past four years.

REPORT SUMMARY

Below is a measurement summary using the values presented in this report.

Lengths, Areas and Pitches

Ridge	0 ft (0 Ridges)
Hips.....	0 ft (0 Hips)
Valleys	0 ft (0 Valleys)
Rakes*	20 ft (2 Rakes)
Eaves/Starter**	15 ft (1 Eaves)
Drip Edge (Eaves + Rakes).....	35 ft (3 Lengths)
Parapet Walls.....	787 ft (10 Lengths)
Flashing	15 ft (1 Lengths)
Step Flashing	0 ft (0 Lengths)
Total Area	19,013 sq ft
Total Penetrations Area.....	462 sq ft
Total Roof Area Less Penetrations	18,551 sq ft
Total Penetrations Perimeter.....	374 ft
Predominant Pitch.....	0/12



Total Roof Facets = 3

*Rakes are defined as roof edges that are sloped (not level).

** Eaves are defined as roof edges that are not sloped and level.

Areas per Pitch

Roof Pitches	0/12	1/12	4/12
Area (sq ft)	13827.9	5039.6	145.2
% of Squares	72.7%	26.5%	0.8%

The table above lists each pitch on this roof and the total area and percent (both rounded) of the roof with that pitch.

Waste Calculation Table

Waste %	0%	10%	12%	15%	17%	20%	22%
Area (sq ft)	19,013	20914.3	21294.6	21865.0	22245.2	22815.6	23195.9
Squares	190.1	209.1	212.9	218.6	222.5	228.2	232.0

This table shows the total roof area and squares (rounded up to the nearest decimal) based upon different waste percentages. The waste factor is subject to the complexity of the roof, individual roofing techniques and your experience. Please consider this when calculating appropriate waste percentages. Note that only roof area is included in these waste calculations. Additional materials needed for ridge, hip, valley, and starter lengths are not included.

Parapet Calculation Table

Wall Height (ft)	1	2	3	4	5	6	7
Vertical Wall Area (sq ft)	787	1574	2361	3148	3935	4722	5509

This table provides common parapet wall heights to aid you in calculating the total vertical area of these walls. Note that these values assume a 90 degree angle at the base of the wall. Allow for extra materials to cover cant strips and tapered edges.



ROOF MEASUREMENT REPORT

Penetration Table	1-26	27-31	32	33-34	35-37	38-39	40	41	42	43
Area (sq ft)	0.3	1	2	4	6	6.3	8.8	9	12	43.6
Perimeter (ft)	2	4	6	8	10	10	12	12	14	28.4
	44	45								
Area (sq ft)	116.7	218.5								
Perimeter (ft)	46.2	117.2								

Any measured penetration smaller than 3x3 feet may need field verification. Accuracy is not guaranteed. The total penetration area is not subtracted from the total roof area.



Photo Report

Client: City of Prince Albert

Facility: Library

Roof Section: Entire Roof

Report Date: 05/25/2022

Title: Initial Inspection



Photo 1

Library Roof - TPO

Overall Condition: Poor



Photo 2

Previously reinforced seams, approximately 10 years old.



Photo 3

Previously reinforced seams, approximately 10 years old.



Photo 4

Fastener Back-Out: This condition can occur on mechanically fastened roof systems depending upon the location of the fastener. Typically this condition is found where the system configuration has the fastener immediately below the surface membrane. In these conditions thermal bridging and condensation from the thermal bridge creates a situation whereby the fastener begins to back out. Additionally, wind loads, incorrect fastener type for the substrate and dimensional instability of the insulation also contributes to this condition. In some cases, what appears to be fastener back out is actually insulation dimension loss typically due to the use of low density insulation and/or moisture contamination. Roof traffic can also create conditions that appear to be fastener back out as well. With fastener back out comes the high probability of the fastener puncturing the waterproofing surface membrane and eventually causing a leak. Proper design reduces or eliminates fasteners having direct contact with the surface membrane.

Photo 5

Ponding: Ponding water occurs when moisture collects in large pools on the surface of a roof system. These pools begin to form due to the following: 1) roof drains are blocked or clogged with debris, 2) the insulation package has lost dimensional stability and has reduced in thickness, 3) poor slope to drain design via overbuilt crickets or tapered insulation system, 4) roof drains are



built along side building support columns which maintain a consistent height under load while the balance of the roof system is applied over a live deck which tends to move and deflect under normal seasonal load. In all cases, roof depressions that collect and hold water will tend to grow in size as the added weight of the ponding water will continue to deflect the roof deck even further.

This condition can damage the roof in a number of ways. Additional structural loads create more movement of the roof assembly creating more tear stress and of course a potential for structural failure. UV intensity also increases under ponding conditions as the sun's rays are increased to the point where it accelerates deterioration in most all roof systems. In asphalt based assemblies the natural waterproofing oils in the asphalt will separate from the membrane if the system remains submerged under water for sustained periods. Single ply roof system rot and burn out when the ponding area is exposed to sunlight. The added weight can crush insulation increasing the ponding condition and creating a condition where the insulation becomes a useless thermal barrier. This condition then affects the mechanical system and the cost of heating and cooling the building. In the winter ponding water will expand as it freezes. This expansion will weaken small imperfections in the roof system. Small cracks and tears will widen until they rupture to allow

water into the building. And finally, a negatively deflected deck becomes a structural concern.



Photo 6

Previously reinforced seams, approximately 10 years old.



Photo 7

Fastener Back-Out: This condition can occur on mechanically fastened roof systems depending upon the location of the fastener.



Photo 8

Previously reinforced seams, approximately 10 years old.



Photo 9

Fastener Back-Out: This condition can occur on mechanically fastened roof systems depending upon the location of the fastener.

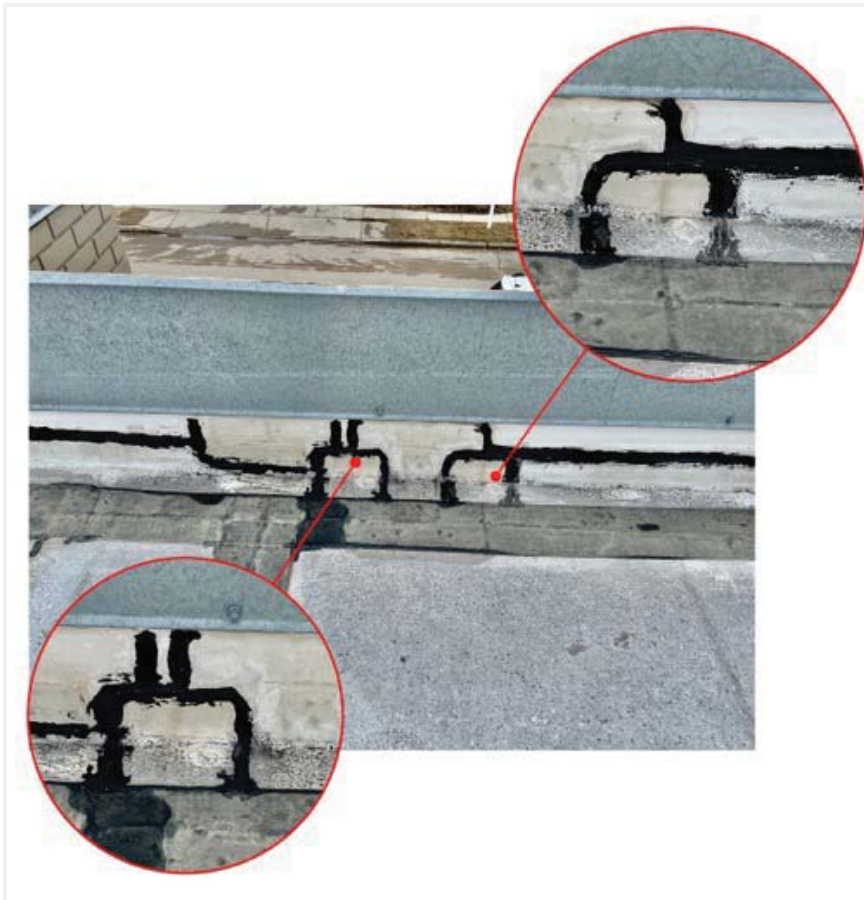


Photo 10

Previously reinforced seams, approximately 10 years old.



Photo 11

Previously reinforced seams, beginning to fail in spots.



Photo 12

Drain Screen: Missing



Photo 13

Pitch Pocket Deterioration:

Metal protrusions that penetrate the roof system to allow conduits to run from the rooftop into the building. Movement from the protrusion can break the waterproofing compound, creating cracks. Over time, the release of solvents from the compound can cause the material to shrink, leaving gaps along the edges of the pan and around structural support. Water can enter through a defective pitch pan and find its way into the interior of the building. Moisture can also penetrate into the roof system leading to premature failure.



Photo 14

Penetrations:

Waterproofing around some penetrations beginning to deteriorate.



Photo 15

Ponding: Ponding water occurs when moisture collects in large pools on the surface of a roof system



Photo 16

Ponding: Ponding water occurs when moisture collects in large pools on the surface of a roof system



Photo 17

Previously reinforced seams, approximately 10 years old.



Photo 18

Caulking Deterioration: As caulking is exposed to UV rays and temperature fluctuations it loses its flexibility and develops cracks. Once this occurs splits develop allowing water to penetrate walls and buildings causing damage as well as leaks.



Photo 19

Previously reinforced seams, approximately 10 years old.



Photo 20

Previous patches.



Photo 21

Fastener Back-Out: This is a common condition with through fastened metal roof systems. Metal expands and contracts at a higher rate than other building components. Seasonal expansion on a one foot section of metal typically exceeds 1,000 lb per foot. As most of the fasteners used with this system have about 300 lbs per foot shear resistance you would need more than three of these fasteners per foot to control the movement. Spacing typically is 8" - 12" on center in this application. This extra stress leads to two conditions 1) fastener back-out and 2) fastener shear or panel damage. The fasteners used are called cap screws and feature a neoprene grommet as the primary seal at the fastener penetration through the panel. Unfortunately these grommets typically dry out after 5-7 years creating a leak source at the fastener. Additionally there is an element of thermal bridging with the fastener that helps to exacerbate the condition. In this case water can then enter the building and walls leading to structural element damage.




Solution Options

Client: City of Prince Albert

Facility: Library

Roof Section: Entire Roof

Maintenance Options

Solution Option:	Maintenance 	Action Year:	2022
Square Footage:	14,200	Expected Life (Years):	3
Budget Range:	\$12,500.00 - \$25,000.00		

Scope of Work: Roof Maintenance - Deteriorated Seams, stacks and pitch pockets

- Powerwash/clean most deteriorated seams
- Apply Base Coat over identified seams at 32 wet mils
- Allow to dry for 24-48 hours
- Apply Top Coat over most deteriorated seams at 32 wet mils
- Reinforce around most effected plumbing stacks using same process
- Reinforce around any deteriorated previous repairs using same process
- Fill deteriorated pitch pockets using Garla-Flex mastic
- Ensure all drains are free of debris and allowed to drain properly

Maintenance Options

Solution Option:	Maintenance	Action Year:	2022
Square Footage:	14,200	Expected Life (Years):	3
Budget Range:	\$90,000.00 - \$100,000.00		

Scope of Work: Full Scale Maintenance Scope

- Powerwash/clean all applicable areas
- Apply White Stallion Base Coat over all previously reinforced seams at 32 wet mils
- Allow to dry for 24-48 hours
- Apply White Stallion Top Coat over seams at 32 wet mils
- Reinforce around plumbing stacks using same process
- Reinforce all previous patch repairs using same process
- Fill all pitch pockets using Garla-Flex mastic
- Remove all backed out fasteners from top of coping cap, fill holes with Tuff-Stuff caulking
- Re-fasten coping cap from side, rather than top
- Coat any fasteners starting to back out through the TPO using the same White Stallion Process.
- Ensure all drains are free of debris and allowed to drain properly




Solution Options

Client: City of Prince Albert

Facility: Library

Roof Section: Entire Roof

Replace Options

Solution Option:	Replace 	Action Year:	2025
Square Footage:	14,200	Expected Life (Years):	30
Budget Range:	\$525,000.00 - \$660,000.00		

Scope of Work: Roof Replacement

1. Remove all roof components to roof deck;
2. Install new vapour barrier, cold applied with adhesive;
3. Install new polyisocyanurate insulation, set in hot asphalt;
4. Install new wood fiberboard, set in hot asphalt;
5. Install new SBS modified bitumen generic base sheet, set in hot asphalt;
6. Install new SBS modified bitumen cap sheet, set in hot asphalt;
7. Install new surfacing of gravel adhered in hot asphalt;
8. Install new drains, vents, and steel flashings.

Library use overview

Statistical summary (2023)

In-person visits: 127,425

Public Computer Uses: 6578

Visits to princealbertlibrary.ca: 460,405

Books borrowed: 93,438

eBooks borrowed: 37,401

Hours of operation:

Monday-Thursday: 8:30 A.M. – 9:00 P.M.

Friday-Saturday: 8:30A.M. – 5:00 P.M.

Su: 1:00 P.M. – 5:00 P.M. from Labour Day to Victoria Day

The John M. Cuelenaere branch of the Prince Albert Public Library is used by many groups and individuals on the community. Factors that make library use widespread are that we rent public meeting space on a cost recovery basis, are open to the public, and have the only public washrooms downtown. The library will see over 125,000 visits in 2023.

Meeting rooms draw community groups of all kinds. Use includes but is not limited to: Prince Albert Writers Guild meetings, a Dungeons and Dragons group that opens their meetings to the public, union negotiation meetings with various locals in the community, Government consultations, dramatic productions and improv, weekly movies, puppet shows, music recitals and other live music performances, birthday parties, and more. The library staff also offer a wide selection of programs that make use of the meeting spaces as well. These include Gingerbread decorating, summer teen writing workshops, and indigenous storytelling. The Grace Campbell Gallery provides space for local artists to showcase their work.

Long hours of opening, free open wireless internet access, and public washrooms also draw marginalized people in the community. The library is not a true social service but does offer a place to warm up or cool off depending on the weather, escape forest fire smoke, use a washroom, and communicate with loved ones via the internet. Catholic Family Services operates Rapid Access Counselling in the library twice a week where they approach people in the library who appear marginalized and try to assist them with their problems. Reaching Home also operates in the library and meets with people who appear to be living on the street to assess them and help them with obtaining ID and a rental referral or to direct them to appropriate assisted living facilities.

The library also acts as an office for community members who need one. Comfortable seating with desk space and outlets for charging attract people who need a computer, an orderly place to study, write, or complete government forms of any kind as they can print, fax or email completed forms from one location. Tables and chairs also allow people to meet and discuss whatever they wish. Businesspeople who work from home use the library as a place to meet clients.

Some library services are delivered behind the scenes but are still important. Remotely accessible electronic services are managed by staff from our location. These services include streaming video, streaming music, music downloads, eBooks, eAudiobooks, car repair manuals, digital newspapers, hobby and craft databases, and more. Physical books are arranged for delivery to shut ins at care homes around town.

Lastly, the library is also a library. A collection of physical materials for all members of the community maintained and refreshed as necessary. Things that are no longer being read are removed and sold via book sales, distributed to the provincial jail as needed, or sent to the third world to assist people who wish to learn English. The collection uses significant floor space in the building and requires a load bearing floor.

Facility Name:	PA GOLF AND CURLING CLUB
-----------------------	---------------------------------

Field Names	Descriptors
-------------	-------------

WT ID:	B012
Address:	900 22 Street East
Size:	45,612 Square Feet - This includes the Pro-Shop at 3900 Square Feet

Year Constructed:	1968 Initial Construction
	1982 Pro Shop

Facility Age (In Years):	56 Based on Calculatio o
--------------------------	--------------------------

Type of Construction:	The main building is a conventional structural steel frame and wood frame infill construction, metal, stucco, and stone exterior finish, drywall interior finish, conventional steel, metal panels and a spray foam insulation and membrane roof
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Significant or Hazardous Issues:	This facility has R22 refrigerant and can be fatal if inhaled. There has never been an incident.
----------------------------------	--

Original Construction Cost:	Will work with Assessment Division to update values in 2025
Assessed Land Value	
Assessed Building Value	
Assessed Land and Building Value	
Pro Shop in 1982	
Facility Replacement Cost:	
Actual Operating Costs:	

State of Facility (5 year plan):	2025	
	Replace water heater (80 gal 80,000 BTU)	\$12,000.00
	Ice plant overhaul as per rotation	\$37,000.00

	2026	
	Repair/Replacement of front deck to the Pro-Shop	\$20,000.00

	2027	
	Replacement of the last 2 unit heaters for the curling rink this will complete a full change out of all out of heaters in heaters in the rink	\$8,000.00
	Ice plant overhaul as per rotation	\$37,000.00

	2028	
	A complete refurbish of the exterior of building is required cost unknown	

	2029	
	No projects planned or required at this time.	

	TOTAL COSTS FOR 2025 TO 2029	\$114,000.00
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Agreement/Lease Information:	<p>During the term of the agreement, the PAGCC operates the lounge, kitchen, tea room, meeting rooms, locker rooms and curling facility. The City operates Cooke Municipal Golf Course, Pro Shop and 7th Hole Concession. Further, the City is responsible for HVAC maintenance repairs and replacement, grounds maintenance, the structural component of the facility, existing mortgage and insurance payments for the Club facility.</p> <p>The ownership of all land and the Club Facility including the Pro Shop facility is to be transferred to the City if the PAGCC was to dissolve. The City may at its option terminate the term on breach of the Club upon 180 days notice provided that no notice is to be issued without the Club first having the opportunity to meet with City Council.</p>
------------------------------	---

Facility Name:	PA GOLF AND CURLING CLUB
-----------------------	---------------------------------

Field Names	Descriptors
-------------	-------------

Current Use of Facility:	<p>The Prince Albert Golf and Curling Club has 8 sheets of artificial curling ice and is operated by the Prince Albert Golf and Curling Club Board of Directors. It is also home to 10 different leagues, including the Men's and Ladies Super, Men's & Ladies recreational, Mixed and Senior Curling Leagues. The Facility also houses National, Provincial and local curling tournaments.</p> <p>The Curling level has spectator capacity of 150 and the Lounge areas also provide viewing of the curling rink. Amenities include a heated lobby and spectator bleacher areas, men's and ladies change and shower rooms, officials room and 10 scoreboards.</p> <p>The food services include a fully stocked kitchen and Lounge. The exterior areas has ample parking and lighting. The facility is also able to host major functions such as weddings, conferences, and meetings with the catering provided in house.</p> <p>The curling surface also doubles as golf cart storage during the golf season.</p>
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Hours of Operation:	<p>Winter Hours: 9:30AM to 8:30PM Summer hours: 6:00AM to 10:00PM</p>
----------------------------	--

Emergency Generator:	No
-----------------------------	----

Fire Alarm System:	Yes. Certified Annually
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Fire Suppression System:	None
---------------------------------	------

Concession Hoods:	There is one major commercial range hood that is equipped with a fire suppression system.
--------------------------	---

Historical Designation:	None
--------------------------------	------

Historical Designation:	Cooke Municipal Golf Course is a Municipal Heritage Site
--------------------------------	--

Facility Condition: (Good, Fair or Poor)	Good
---	------

Recommendation to Keep:	Yes
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Summary:	Given the age of this facility some consideration should be given to change out all building envelopes, if done the utilities cost will decrease, as seen 2028 planned projects a refurbish of the exterior is required. The facility is being used as intended.
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Attachments:	Recent/Current City Pictures Community Club Agreement Review
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Facility Name:	E.A. RAWLINSON CENTRE FOR THE ARTS
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Field Names	Descriptors
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WT ID: B029

Address: 142 12 Street West

Size: 52,000 Square Feet

Year Constructed: 2001

Facility Age (In Years): 23 Based on Calculatio on from 2001 to 2024

Type of Construction: Multiple roof construction that includes: Metal roof, curved roof with SBS and flat roof with SBS; Exterior walls are masonry and brick veneer. Curved rooflines, curved and canted glass walls on the west and a fly tower make the facility very imposing

Significant or Hazardous Issues: None

Original Construction Cost:
 Assessed Land Value
 Assessed Building Value
 Assessed Land and Building Value
 Facility Replacement Cost:
 Actual Operating Costs:

Will work with Assessment Division to update values in 2025

State of Facility (5 year plan):	2025
Ladder safety system	\$5,306.50

	2026
Guardrail around second floor roof hatch	\$24,300.00

	2027
Replace box filters	\$5,000.00

	2028
No projects planned or required at this time.	

	2029
Replace box filters	\$5,000.00

TOTAL COSTS FOR 2025 TO 2029	\$39,606.50
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Hours of Operation: Monday Through Saturday 9:00AM to 4:30PM
Evenings and Weekends as scheduled with their current Seasonal Program

Emergency Generator: Yes. Certified Annually

Fire Alarm System: Yes. Certified Annually

Fire Suppression System: Yes, in place throughout the entire facility.

Concession Hoods: None

Historical Designation: No

Facility Condition: (Good, Fair or Poor) Good

Recommendation to Keep: Yes

Summary: The facility is being used as intended

Attachments: None
Recent/Current City Pictures
2022-2023 EA Rawlinson Accessibility Report



Facility Name:	COSMO LODGE
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Field Names	Descriptors
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WT ID: B033

Address: 1390A 15 Street NE

Size: 5,000 Square Feet

Year Constructed: 2004 Initial Construction

Facility Age (In Years): 20 Based on Calculation from 2004 to 2024

Type of Construction: Conventional wood framing, pine interior, half log exterior siding, exposed timber and beam roof rafters, metal roofing. With forced air furnace.

Significant or Hazardous Issues: None

Original Construction Cost: Will work with Assessment Division to update values in 2025

Assessed Land Value

Assessed Building Value

Assessed Land and Building Value

Facility Replacement Cost:

Actual Operating Costs:

State of Facility (5 year plan):	2025	
Interior of requires a fresh coat of paint		\$11,200.00
Underground septic tanks inspection is required		\$2,500.00
A feasibility study should be done at this facility cost unknown		

2026		
Staining the exterior of building		\$16,700.00

2027		
Re-finish the flooring cost unknown, Upgrade the lighting exterior and interior		\$6,000.00

2028		
No projects planned or required at this time.		

2029		
No projects planned or required at this time.		

TOTAL COSTS FOR 2025 TO 2029		\$36,400.00
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Agreement/Lease Information: Knotty Pine Bistro

Current Use of Facility: The Cosmo Lodge houses a concession, public washrooms, gas fireplace, a large common seating area and a private meeting room. The facility serves as an ideal location for social events, weddings, meetings, conferences and special occasions.

Facility Name: COSMO LODGE

Field Names Descriptors

Hours of Operation: Winter Hours (mid-November to March 31): Monday - Friday 12:00PM - 9:00PM
Summer Hours (April 1 to Mid November): Daily 12:00PM - 8:00PM
Saturday and Sunday (Year Round): 10:00AM - 6:00PM
Closed - Christmas Day and New Year's Day

Emergency Generator: No

Fire Alarm System: Yes. Certified Annually

Fire Suppression System: Concession hood only.

Concession Hoods: There is 1 stainless steel concession hood at the facility.

Historical Designation: No

Facility Condition: (Good, Fair or Poor) None

Recommendation to Keep: Yes

Summary: This facility is relatively new and no projects are planned in the foreseeable future.

Attachments: Recent/Current City Pictures



COSMOPOLITAN LODGE

THE KNOTTY PINE BISTRO

GMC

2009 JDC

Facility Name:	SUMMER GAMES SPORTS ADMINISTRATION BUILDING
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Field Names	Descriptors
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WT ID: B034

Address: 3230G 6 Avenue E

Size: 4,200 Square Feet

Year Constructed: 1994 Initial Construction

Facility Age (In Years): 30 Based on Calculation from 1994 to 2024

Type of Construction: Conventional wood wall construction, brick venire exterior, drywall interior. Conventional roof truss construction, plywood covering and asphalt shingles. Forced air heat, roof top A/C.

Significant or Hazardous Issues: None

Original Construction Cost: Will work with Assessment Division to update values in 2025

Assessed Land Value

Assessed Building Value

Assessed Land and Building Value

Facility Replacement Cost:

Actual Operating Costs:

State of Facility (5 year plan): 2025

No projects planned or required at this time.

2026

No projects planned or required at this time.

2027

No projects planned or required at this time.

2028

No projects planned or required at this time.

2029

No projects planned or required at this time.

TOTAL COSTS FOR 2025 TO 2029	\$0.00
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Agreement/Lease Information: Lease Agreement is with the P.A. Sports Council Inc. The term is indefinite. Tenants include Lakeland and District for Sports Culture and Recreation and P.A. Minor Hockey who have offices in the building. Storage is utilized by the Prince Albert Youth Soccer Association and Minor Softball Association. The Lessee is responsible to maintain a comprehensive general liability insurance (\$2,000,000).

Current Use of Facility: Houses the administration offices, concession, washrooms and storage areas

Facility Name:	SUMMER GAMES SPORTS ADMINISTRATION BUILDING
-----------------------	--

Field Names	Descriptors
Hours of Operation:	Daily: 8:30AM to 5:30PM Closed Weekends and Holidays
Emergency Generator:	No
Fire Alarm System:	Yes. Certified Annually
Fire Suppression System:	None
Concession Hoods:	There is one stainless steel concession hood at the facility
Historical Designation:	No
Facility Condition: (Good, Fair or Poor)	Good
Recommendation to Keep:	None
Summary:	The facility was constructed in partnership with the Prince Albert Sports Council as a Legacy to the 1992 Saskatchewan Summer Games hosted in Prince Albert.
Attachments:	Recent/Current City Pictures



Facility Name:	TOURIST INFORMATION CENTRE
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Field Names	Descriptors
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WT ID: B035

Address: 3700A 2 Avenue West

Size: 4,306 Square Feet

Year Constructed: 1979

Facility Age (In Years): 45 Based on Calculation from 1979 to 2024

Type of Construction: Straw block floor construction, 10 inch log exterior, stud framing interior with pine and drywall finish. Log beam and purlin rafters, cedar shakes. Facility has a mini lift station and RV water hydrant.

Significant or Hazardous Issues: None

Original Construction Cost:
 Assessed Land Value
 Assessed Building Value
 Assessed Land and Building Value
 Facility Replacement Cost:
 Actual Operating Costs:

Will work with Assessment Division to update values in 2025

State of Facility (5 year plan):

	2025
Renovation to the front counter by moving the sales area to the reception and having the reception closer to the main entrance	\$18,500.00

	2026
Pressure wash exterior of building	\$12,000.00

	2027
Basement washroom upgrade	\$9,000.00

	2028
No projects planned or required at this time.	

	2029
No projects planned or required at this time.	

TOTAL COSTS FOR 2025 TO 2029	\$39,500.00
-------------------------------------	--------------------

Agreement/Lease Information:

Current Use of Facility: Provides information and direction to tourists, and the general public, about the City, programs, sites, recreation and business in the surrounding area. In addition, tourists that stop at this facility have the ability to enjoy the museums adjacent and fill their RV with water at the RV water station.

Facility Name:	TOURIST INFORMATION CENTRE
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Field Names	Descriptors
Hours of Operation:	Daily: 8:00AM - 5:00PM Closed weekends.
Emergency Generator:	No
Fire Alarm System	Yes. Certified Annually
Fire Suppression System:	No
Concession Hoods:	None
Historical Designation:	No
Facility Condition: (Good, Fair or Poor)	Good None
Recommendation to Keep:	Yes
Summary:	The facility is being used as intended
Attachments:	Recent/Current City Pictures



Facility Name:	POLICE & CORRECTIONS MUSEUM
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Field Names	Descriptors
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WT ID: B076

Address: 3700C 2 Avenue West

Size: 960 Square Feet

Year Constructed: 1888

Facility Age (In Years): 136 Based on Calculation from 1888 to 2024

Type of Construction: Conventional wood construction 2x4 framing and asphalt shingles.

Significant or Hazardous Issues: None

Original Construction Cost: Will work with Assessment Division to update values in 2025
 Assessed Land Value
 Assessed Building Value
 Assessed Land and Building Value
 Facility Replacement Cost:
 Actual Operating Costs:

State of Facility (5 year plan):

	2025	
Removal of carpet and fix hardwood flooring		\$4,500.00
Add lighting to south side of building		\$3,000.00

	2026	
Add cameras around building		\$5,600.00

	2027	
No projects planned or required at this time.		

	2028	
No projects planned or required at this time.		

	2029	
No projects planned or required at this time.		

TOTAL COSTS FOR 2025 TO 2029		\$13,100.00
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Agreement/Lease Information:

Current Use of Facility: The Police and Corrections museum is a seasonal museum that can be opened in the winter months when required. The museum is required to be heated to ensure long term safety of the artefacts within. During the summer months the museum is easily accessible to the public 7 day a week. After September 1, visitors must call the Historical museum to view the museum.

Facility Name:	POLICE & CORRECTIONS MUSEUM
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Field Names	Descriptors
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Hours of Operation:	Open daily to the public from May Long Weekend to September Long Weekend 9:00AM to 5:00PM. Winter visits by appointment.
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Emergency Generator:	No
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Fire Alarm System	No
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Fire Suppression System:	No
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Concession Hoods:	None
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Historical Designation:	No
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Facility Condition: (Good, Fair or Poor)	Good None
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Recommendation to Keep:	Yes
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Summary:	In 2023 there were 559 in-person visits to the museum, this facility is being used as intended.
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Attachments:	Recent/Current City Pictures PAHS Buildings Report
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Facility Name:	EVOLUTION OF EDUCATION MUSEUM
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Field Names	Descriptors
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WT ID: B075

Address: 3700B 2 Avenue West

Size: 960 Square Feet

Year Constructed: 1920

Facility Age (In Years): 104 Based on Calculation from 1920 to 2024

Type of Construction: Conventional wood construction 2x4 framing with asphalt shingles.

Significant or Hazardous Issues: None

Original Construction Cost:
 Assessed Land Value
 Assessed Building Value
 Assessed Land and Building Value
 Facility Replacement Cost:
 Actual Operating Costs:

Will work with Assessment Division to update values in 2025

State of Facility (5 year plan):	2025	
	Paint exterior of building	\$12,000.00

	2026	
	New exterior door and lock	\$2,400.00
	Have interior side of windows cleaned	\$2,000.00

	2027	
	Add cameras around building	\$5,600.00

	2028	
	No projects planned or required at this time.	

	2029	
	No projects planned or required at this time.	

	TOTAL COSTS FOR 2025 TO 2029	\$22,000.00
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Agreement/Lease Information:

Current Use of Facility: The Evolution of Education Museum is a seasonal museum that can be opened in the winter months when required. The museum requires heat jurying the winters months to ensure the long term safety of the artefacts within. During the summer months the museum is easily accessible to the public 7 days a week. After September 1, visitors must call the Historical Museum to view the museum.

Facility Name:	EVOLUTION OF EDUCATION MUSEUM
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Field Names	Descriptors
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Hours of Operation:	Open daily to the public from May Long Weekend to September Long Weekend 9:00AM to 5:00PM. Winter visits by appointment.
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Emergency Generator:	No
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Fire Alarm System	No
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Fire Suppression System:	No
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Concession Hoods:	None
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Historical Designation:	No
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Facility Condition: (Good, Fair or Poor)	Good None
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Recommendation to Keep:	Yes
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Summary:	In 2023 there were 517 in-person visits to the museum. The facility is being used as intended
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Attachments:	Recent/Current City Pictures PAHS Buildings Report
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CLAYTONVILLE SD791 1920 PASU56

EVOLUTION OF EDUCATION
MUSEUM

Facility Name:	HISTORICAL MUSEUM
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Field Names	Descriptors
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WT ID: B031

Address: 10 River Street East

Size: 10,451 Square Feet

Year Constructed: 1911

Facility Age (In Years): 113 Based on Calculation from 1911 to 2024

Type of Construction: Straw block floor construction, 10 inch log exterior, stud framing interior with pine and drywall finish. Log beam and purlin rafters, cedar shakes. Facility has a mini lift station and RV water hydrant.

Significant or Hazardous Issues: None

Original Construction Cost: Will work with Assessment Division to update values in 2025

Assessed Land Value

Assessed Building Value

Assessed Land and Building Value

Facility Replacement Cost:

Actual Operating Costs:

State of Facility (5 year plan):

	2025	
Add a dehumidifier in the basement		\$4,000.00
Repair separation of bricks and stone on east side		\$7,000.00

	2026	
Fix water damaged areas on second floor		\$3,200.00
Repair concrete steps on west side		\$2,500.00

	2027	
Supply and install missing pieces of river street railing		\$4,500.00

	2028	
No projects planned or required at this time.		

	2029	
No projects planned or required at this time.		

TOTAL COSTS FOR 2025 TO 2029		\$21,200.00
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Agreement/Lease Information: N/A

Current Use of Facility: The historical Museum is the main museum for the city of Prince Albert; it houses the PA Historical Society offices, Bill Smiley Archives and artefact storage. Volunteers and staff work out of this museum 90% of the time. Public programs and meetings are held in this facility and space can be rented for private use. During the summer months there is a tea room that is operated by contract on the 2nd floor overlooking the north Saskatchewan River. The Historical Museum (once Central Firehall) has Municipal Heritage Status (1981). For 2023 at least 9,715 people visited the museum.

Facility Name:	HISTORICAL MUSEUM
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Field Names	Descriptors
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Hours of Operation:	Daily: 9:00AM to 4:00PM - September to May 9:00AM to 5:00PM - May to August
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Emergency Generator:	No
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Fire Alarm System	Yes. Certified Annually
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Fire Suppression System:	No
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Concession Hoods:	None
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Historical Designation:	Municipal Historical Status (1981)
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Facility Condition: (Good, Fair or Poor)	None
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Recommendation to Keep:	Yes
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Summary:	The facility is being used as intended
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Attachments:	Recent/Current City Pictures PAHS Buildings Report
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Facility Name:	DIEFENBAKER HOUSE
-----------------------	--------------------------

Field Names	Descriptors
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WT ID: B030

Address: 246 19 Street West

Size: Square Feet

Year Constructed: 1912

Facility Age (In Years): 112 Based on Calculation from 1912 to 2024

Type of Construction: Conventional wood construction with 2x4 framing, interior walls is a lath and plaster finish and exterior has a stucco finish.

Significant or Hazardous Issues: None

Original Construction Cost: Will work with Assessment Division to update values in 2025

Assessed Land Value

Assessed Building Value

Assessed Land and Building Value

Facility Replacement Cost:

Actual Operating Costs:

State of Facility (5 year plan):	2025	
New roof over the sun room currently leaking		\$6,000.00

	2026	
Remove carpet and repair hardwood		\$4,500.00

No projects planned or required at this time.

	2028	
No projects planned or required at this time.		

	2029	
No projects planned or required at this time.		

TOTAL COSTS FOR 2025 TO 2029	\$10,500.00
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Agreement/Lease Information:

Current Use of Facility: Public Museum for the Diefenbaker Legacy.

Hours of Operation: Open daily to the public from the May Long Weekend to September Long Weekend, 9:00AM to 5:00PM.
Winter visits by appointment.

Fire Alarm System: No

Historical Designation: Municipal Heritage status (2014) also a National Historic Site (2019)

Facility Condition: (Good, Fair or Poor) Good

Recommendation to Keep: Yes

Summary: In 2023 there were 686 in-person visits to the museum, this facility is being used as intended.

Attachments: Recent/Current City Pictures
PAHS Buildings Report
None



THE DILTENBAKER HOUSE
THE PRIME ALBERT TOWN OF
THE ELK HORN, BUILT BY DILTENBAKER
AND
LARRY DILTENBAKER

DILTENBAKER HOUSE
THE PRIME ALBERT TOWN OF
THE ELK HORN, BUILT BY DILTENBAKER
AND
LARRY DILTENBAKER

Prince Albert Historical Society

The Prince Albert Historical Society was first organized in 1886. The organization ceased to function after 1890 due to a fire that destroyed the Nisbet Academy that housed the artefacts and records that the Society had collected.

In 1923, largely to the efforts of Professor Arthur Morton, the historical society was again organized. The Society established a museum in the Nisbet church located in Kinsmen (then Bryant) park in 1932.

The museum was moved to the Prince Albert Court House on Central Avenue in 1946. In 1950 the artefacts and records were placed in storage.

The Nisbet Church was again established as a museum in 1972 and operated until 1975

The City of Prince Albert asked the Society to establish a permanent museum in the vacant fire hall on River Street in 1975. The Historical Museum opened to the public in 1977.

The City of Prince Albert inherited the home of John G. Diefenbaker in 1983 and has been operated by the Society as a museum since then.

The Society inherited the Evolution of Education Museum from the University Women's Club of Prince Albert in November 2006. The formal transfer of the Rotary Museum of Police and Corrections took place in the fall of 2006 also.

Our Buildings:

On April 07, 2009 the Historical Society agreed with the City of Prince Albert that the following structures were the property of the City of Prince Albert.

Should the Society cease to exist the bylaws of the Society stipulate that the City of Prince Albert will inherit the assets of the Society.

Historical Museum:

The Historical Museum is located in the "Central Fire Hall", a municipal heritage building built in 1912, located on the North Saskatchewan River in central Prince Albert.

This building houses our office, volunteer activities area, exhibits and storage.

It is a brick and concrete structure; the bricks are from a turn of the century Prince Albert brick plant. The fire hall served the citizens until 1975 when the Society was asked by the city council to establish a museum in the structure.

The lower level contains:

Exhibit space	101 sq. metres
Archives	100 sq. metres
Storage vault	139 sq. metres
Utility	20 sq. metres

The street level contains:

Exhibit space	324 sq. metres
Office	16 sq. metres
Kitchen	12 sq. metres
Souvenir shop	11 sq. metres
Temporary storage	11 sq. metres
Washrooms	10 sq. metres

The second level contains:

Exhibit space	168 sq. metres
Tea room	30 sq. metres
Balcony	29 sq. metres
Storage	9 sq. metres

Approximately seventy percent of our artefacts are on display, the remaining thirty percent are in secure storage.

Due to the age of the building humidity control is a problem area. There are three furnaces – all high efficiency in design.

The museum has a security monitoring system for break, enter and fire. There is no fire suppression system installed other than fire extinguishers and fire hoses. Emergency lighting is installed on all three floors.

The museum does meet the requirements of the Prince Albert fire safety code.

All artefacts are in secure displays and illuminated by non-ultra violet lighting.

The archives are in a restricted access area. Access requires the permission of the museum manager, archivist or senior tour guide supervisor.

The office computer holds all data files. This computer is networked to the 4 archive computers. The data on this computer is backed up weekly to an external USB hard drive. It is also backed monthly up on one of the archive computers.

The archive area contains three computers, two of which are used for scanning and printing archive documents and photographs.

In 2007 two new scanners were installed allowing the digitization of film negatives up to 8 x 10 inch. A second scanner allows the digitization of reflective media to of 11 x 14 inch.

At this time a photographic quality roll printer was also installed allowing the printing of images up to 13 inches by 33 feet. This printer is used for the duplication of the James photographs which are usually 8 x 48 inches.

All computers can be used to access the archive and artefact database.

All artefacts, archives, equipment and furnishings are the property of the Prince Albert Historical Society.

Evolution of Education Museum

The P. A. Historical Society owns this building and its contents. It is located in a one room school house which was built in 1920 at Claytonville, Sask, 15 miles northeast of Prince Albert. It is now situated at 2nd Avenue West and Marquis Road.

The Evolution of Education Museum is a wood frame school house finished with wood siding. Its original windows have been replaced and require coating to prevent ultra violet light from entering the building. Interior lighting has been changed to non-ultra violet illumination.

The museum comprises 81 square metres of exhibit space where we present artefacts and photographs of the early education system of Prince Albert and surrounding area in a classroom setting.

This museum was formally transferred to the Society's ownership in November, 2006 from the Prince Albert University Women's Club.

All artefacts, archives, equipment and furnishings are the property of the Prince Albert Historical Society.

There is no storage area in this museum.

Rotary Museum of Police and Corrections

It is located in the original guard room for F Division, North West Mounted Police, and situated at 2nd Avenue West and Marquis Road.

The Rotary Museum of Police and Corrections Museum is a wood frame, two room guard house built in 1886 at Prince Albert. The guard house is finished with wood siding and has no windows. Interior lighting has been changed to non-ultra violet illumination.

The museum comprises 77 square metres of exhibit space where we present artefacts and photographs of the police and correctional services operating in Prince Albert from 1884 to today.

Final transfer of this museum by the Rotary Museum of Police and Corrections Board to the Society's ownership was completed in November, 2006.

All artefacts, archives, equipment and furnishings are the property of the Prince Albert Historical Society.

There is no storage area in this museum.

Diefenbaker House Museum

The P.A. Historical Society manages this museum on behalf of the City of Prince Albert. The house is owned by the City of Prince Albert and the majority of its contents are owned by the Diefenbaker Centre, Saskatoon.

This house was the residence of John G. Diefenbaker immediately prior to his becoming Prime Minister of Canada, and was opened to the public as a museum in 1983.

Diefenbaker House Museum is a wood frame, stucco finished two story house built in 1912. It is located at 246 – 19th Street West

The museum comprises 195 square metres of exhibit space furnished as it was in Mr. Diefenbaker's day. We present artefacts, documents and photographs of Canada's thirteenth Prime Minister and Member of Parliament for Prince Albert from 1953 to 1979.

Nisbet Church-School

This building was constructed in 1866 of squared logs by the founder of Prince Albert, Presbyterian minister the Reverend James Nisbet, and was used as both a church and a school at its location at 1st Avenue West and 9th Street.

In 1932 the building was disassembled at its original location and reassembled at its present location in Kinsmen Park by the Historical Society. It was used as the Prince Albert Museum until 1946 and again from 1972 to 1976.

We believe this to be the second oldest church in Saskatchewan and the oldest school house.

The building is 59 square metres in size and currently used for storage. The Society is reviewing its structural condition and its future use.

Blockhouse

This squared-log building was constructed by Archie Ballantyne in the 1870's to be used as a stable by Prince Albert's first lawyer, Mr. McLise. The building was used as a blockhouse during the Northwest Rebellion of 1885 when it was located at 1st Avenue West and 12th Street.

In 1933 it was moved by the Historical Society to its present location south of the Nisbet church-school in Kinsmen Park.

The building is 30 square metres in size and currently used for storage. The Society is reviewing its structural condition and its future use.

Profile date January 24, 2012

Facility Name:	KINSMEN WATER PARK
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Field Names	Descriptors
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WT ID:	B009										
Address:	50B 28 Street West										
Size:	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%; text-align: right;">2,000</td> <td>Main Building</td> </tr> <tr> <td style="text-align: right;">1,156</td> <td>Pool Mechanical Building.</td> </tr> <tr> <td style="text-align: right;">400</td> <td>Main Pool Mechanical Room</td> </tr> <tr> <td style="text-align: right;">240</td> <td>Water Slide Pump house</td> </tr> <tr> <td style="text-align: right;">3,796</td> <td>Total Square Feet</td> </tr> </table>	2,000	Main Building	1,156	Pool Mechanical Building.	400	Main Pool Mechanical Room	240	Water Slide Pump house	3,796	Total Square Feet
2,000	Main Building										
1,156	Pool Mechanical Building.										
400	Main Pool Mechanical Room										
240	Water Slide Pump house										
3,796	Total Square Feet										
Year Constructed:	1966 Initial Construction										
Facility Age (In Years):	58 Based on Calculation from 1966 to 2024										
Type of Construction:	Block wall construction, wood trusses with plywood deck and conventional roofing										
Significant or Hazardous Issues:	Chlorine Gas is used to City specifications in the public pool, hot tub, waterslides and tot pool										
Original Construction Cost:	Will work with Assessment Division to update values in 2025 Assessed Land Value Assessed Building Value Assessed Land and Building Value Change House Water Slide, Hot Tub and Tot Pool										
Facility Replacement Cost:											
Actual Operating Costs:											
State of Facility (5 year plan):											
	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;"></td> <td style="text-align: center;">2025</td> <td></td> </tr> <tr> <td>Main Pool boiler replacement, this will complete a change out of all pool heaters</td> <td></td> <td style="text-align: right;">\$26,000.00</td> </tr> </table>		2025		Main Pool boiler replacement, this will complete a change out of all pool heaters		\$26,000.00				
	2025										
Main Pool boiler replacement, this will complete a change out of all pool heaters		\$26,000.00									
	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;"></td> <td style="text-align: center;">2026</td> <td></td> </tr> <tr> <td>Chain link fence replacement on east side of property</td> <td></td> <td style="text-align: right;">\$21,000.00</td> </tr> </table>		2026		Chain link fence replacement on east side of property		\$21,000.00				
	2026										
Chain link fence replacement on east side of property		\$21,000.00									
	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;"></td> <td style="text-align: center;">2027</td> <td></td> </tr> <tr> <td>Landing pool main circulation pump replacement along with hot tub circulation pump replacement</td> <td></td> <td style="text-align: right;">\$26,000.00</td> </tr> </table>		2027		Landing pool main circulation pump replacement along with hot tub circulation pump replacement		\$26,000.00				
	2027										
Landing pool main circulation pump replacement along with hot tub circulation pump replacement		\$26,000.00									
	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;"></td> <td style="text-align: center;">2028</td> <td></td> </tr> <tr> <td>Tot pool circulation pump replacement</td> <td></td> <td style="text-align: right;">\$10,000.00</td> </tr> <tr> <td>Finish rubber paving around concession area</td> <td></td> <td style="text-align: right;">\$7,000.00</td> </tr> </table>		2028		Tot pool circulation pump replacement		\$10,000.00	Finish rubber paving around concession area		\$7,000.00	
	2028										
Tot pool circulation pump replacement		\$10,000.00									
Finish rubber paving around concession area		\$7,000.00									
	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;"></td> <td style="text-align: center;">2029</td> <td></td> </tr> <tr> <td colspan="3">No projects planned or required at this time</td> </tr> </table>		2029		No projects planned or required at this time						
	2029										
No projects planned or required at this time											
	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;"></td> <td style="text-align: right;">TOTAL COSTS FOR 2025 TO 2029</td> <td style="text-align: right;">\$90,000.00</td> </tr> </table>		TOTAL COSTS FOR 2025 TO 2029	\$90,000.00							
	TOTAL COSTS FOR 2025 TO 2029	\$90,000.00									
Agreement/Lease Information:	None										
Current Use of Facility:	A full range of National Lifesaving Society Preschool and Swim Kids swimming lessons are offered at the Kinsmen Water Park during the summer. Early morning lane swims weekdays noon hour swim School bookings group bookings office parties, family reunions and birthday parties.										

Facility Name:	KINSMEN WATER PARK
-----------------------	---------------------------

Field Names	Descriptors
-------------	-------------

Hours of Operation:	Week Days: Early Morning Swim - 5:00 AM to 8:00AM Noon Hour Swim 12:00PM - 1:00PM Regular Hours 1:00PM - 7:00PM weather permitting. Weekends: 8:00AM - 10:00PM
----------------------------	---

Fire Alarm System:	Yes. Certified Annually
---------------------------	-------------------------

Concession Hoods:	None
--------------------------	------

Historical Designation:	No None
--------------------------------	------------

Facility Condition: (Good, Fair or Poor)	Good
---	------

Recommendation to Keep:	Yes
--------------------------------	-----

Summary:	The facility is well enjoyed by the general public
-----------------	--

Attachments:	Recent/Current City Pictures
---------------------	------------------------------



Facility Name:	MAIR PARK STORAGE BUILDING
-----------------------	-----------------------------------

Field Names	Descriptors
-------------	-------------

WT ID: B102

Address: 1212 River Street West

Size: 800 Square Feet

Year Constructed: 1978

Facility Age (In Years): 46 Based on Calculation from 1978 to 2024

Type of Construction: Block wall exterior, conventional rafters with asphalt shingles

Significant or Hazardous Issues: None

Original Construction Cost:
 Assessed Land Value
 Assessed Building Value
 Assessed Land and Building Value
 Facility Replacement Cost:
 Actual Operating Costs:

Will work with Assessment Division to update values in 2025

State of Facility (5 year plan):

	2025	
Replace floor joist on south side of building		6,000

	2026	
No projects planned or required at this time.		

No projects planned or required at this time.		

	2028	
No projects planned or required at this time.		

	2029	
No projects planned or required at this time.		

TOTAL COSTS FOR 2025 TO 2029		\$6,000.00
-------------------------------------	--	-------------------

Agreement/Lease Information: PA Minor Baseball Association

Current Use of Facility: Storage for Parks and Minor Baseball Association Equipment

Hours of Operation: Does not apply

Facility Condition: (Good, Fair or Poor) Good

Recommendation to Keep: Yes

Summary: The facility is being used as intended

Attachments: Recent/Current City Pictures



Facility Name:	MILLER HILL PARK CHANGE/STORAGE BUILDING
-----------------------	---

Field Names	Descriptors
-------------	-------------

WT ID: B144

Address: 200 MacDowall Crescent

Size: 780 Square Feet

Year Constructed: 1990 Initial Construction

Facility Age (In Years): 34 Based on Calculation from 1990 to 2024

Type of Construction: Conventional wood frame, brick veneer exterior and a metal roof

Significant or Hazardous Issues: None

Original Construction Cost:
 Assessed Land Value
 Assessed Building Value
 Assessed Land and Building Value
 Facility Replacement Cost:
 Actual Operating Costs:

Will work with Assessment Division to update values in 2025

State of Facility (5 year plan):

	2025
No projects planned or required at this time.	

	2026
No projects planned or required at this time.	

	2027
No projects planned or required at the time.	

	2028
No projects planned or required at this time.	

	2029
No project planned or required at this time.	

TOTAL COSTS FOR 2025 TO 2029	\$0.00
-------------------------------------	---------------

Hours of Operation: Summer only

Facility Condition: Fair

Recommendation to Keep: Yes

Summary: The facility is in good shape and continues to operate in the fashion it was intended.

Attachments: Recent/Current City Pictures



Facility Name:	ALFRED JENKINS FIELD HOUSE
-----------------------	-----------------------------------

Field Names	Descriptors
-------------	-------------

WT ID: B084

Address: 2787 10 Avenue West

Size: 101,991 Square Feet

Year Constructed: 2010

Facility Age (In Years): 14 based on calculation from 2010 to 2024

Type of Construction: Pre-engineered building construction for the gymnasium area and soccer pitches with conventional construction for middle core area that includes structural concrete block walls, core floor, structural steel rafters and membrane roofing. All interior walls are either painted concrete block or steel stud with painted drywall. The interior ceilings are either exposed painted or suspended ceilings.

Significant or Hazardous Issues: None

Original Construction Cost: Will work with Assessment Division to update values in 2025

Assessed Land Value

Assessed Building Value

Assessed Land and Building Value

Facility Replacement Cost:

Actual Operating Costs:

State of Facility (5 year plan):

2025	
Boiler replacement required currently have 2 failed boilers the cost to repair is extremely high	\$134,000.00
Repairs to the flat roofs	\$30,000.00
Box filter replacement	\$5,000.00

2026	

2027	
Box filter replacement	\$5,000.00
As per Garland Canada roof report dated June 10th 2022 replace the lower flat roof	\$680,000.00

2028	
No projects planned or required at this time.	

2029	
Box filter replacement	\$5,000.00

TOTAL COSTS FOR 2025 TO 2029	\$859,000.00
-------------------------------------	---------------------

Agreement/Lease Information: The main tenant is the Prince Albert Youth Soccer Association. PAYSAs pays the City \$100,000 in annual rent. PAYSAs exclusive turf times include October 1 - March 14 annually: Monday 4:00 PM - 9:00 PM, Tuesday 5:00 PM - 9:00 PM, Wednesday 4:00PM - 9:30PM, Thursday 4:00PM - 9:30PM, Friday 5:00PM - 9:30PM, Saturday 9:00AM - 2:00PM, Sunday 8:00AM - 9:00PM. Exclusive times March 15 - 31 annually Monday to Thursday 5:00PM - 9:00PM. Exclusive times April 1 - 30 annually Tues & Thurs 5:00PM - 9:30PM. Exclusive time May 1 - June 30 Mon - Thurs 5:00PM - 7:30PM, Fri 5:00PM - 6:00PM, Sunday 8:00AM - 6:00PM. July and August PAYSAs does not have any dedicated time. Included in the lease is office space, storage space, ref room. The City is responsible for HVAC and insurance for the facility. City of Prince Albert staff clean the office and ref room space.

Facility Name:	ALFRED JENKINS FIELD HOUSE
-----------------------	-----------------------------------

Field Names	Descriptors
--------------------	--------------------

Current Use of Facility:

Gymnasium with full range of activities that includes but is not limited to: volleyball, basketball and badminton, pickleball, cricket, soccer, baseball, softball, fencing, judo etc.

Cardiac rehabilitation program that is run in conjunction with the Prince Albert Parkland Health Region. City of Prince Albert has a rental agreement with PAPHR whereby the health region pays a monthly rental rate for use of the gymnasium and storage room Mon, Wed, Fri 8:00AM - 12:00PM. The rental rate is reviewed each year and increases based on the cost of living index.

93 registered programs have been run over the winter that would include but not be limited to: aerobic programs, spin classes, yoga, Tai Chi, Pilates, Cardio/Yoga/Fusion, Strollercize, Boxercize, Benderball, Boot Camp, Co-ed Volleyball, HIIT Track Interval, Hip Hop Dance (Youth and Adult), Kick Box Cardio, Youth Learn to Climb class, Learn to Run class, Learn to Step class, Soccer for Tots, Spin Intervals, Sports Mania for Kids, Teen Girl Fitness, Yoga for Older Adults, Youth Aero Skip, Early Morning Spin, New Years Body Boost, Play Time for Tots, Total Body Conditioning, Urban Polling etc.

732 Drop In Fitness Classes

Meeting and Breakout Room Space includes the AODBT and Malhotra Room
 Fitness Centre - includes treadmills, ellipticals, bikes, smith machine, free weights, weight machines
 Concession - open during soccer activities and big events, outdoor pop up concession in spring
 Walking and Jogging Track - home to the PA Athletics Club usage on Tues/Thurs 5:00PM - 7:30PM & Sunday's 5:00PM-8:00PM

2 Soccer Pitches Complete With Artificial Turf - used by soccer, baseball, softball, lacrosse, rugby, football, in house programming.
 PAYSA Soccer Organization Main Office
 4 Dressing rooms
 Storage room and Referee Room/First aid room
 Climbing Wall

Portions of the facility can be rented by individuals or User groups for special events and functions such as birthday parties

Outdoor Spaces:

Outdoor Spaces include: Beach Volleyball Courts built in 2016. The City has a rental agreement with the Prince Albert Volleyball Association whereby they receive dedicated time for their programming. May 15 - August 31 annually Mon to Thurs 4:00PM - 9:00PM and Sunday's 2:00PM - 6:00PM They pay the City \$6000/year for rental of the courts. Canadian Tire Jumpstart Playground: Phase one built in 2019 and Phase two built in 2020. 11,000 square foot accessible playground, includes outdoor lighting and video surveillance. Outdoor Basketball Courts - built in 2019, includes outdoor lighting. 2 Outdoor soccer pitches built in 2020. Party City Outdoor fitness area - built in 2021. 7000 square feet, includes lighting and security cameras. Consists of Health Beat and FitCore Extreme elements.

Hours of Operation:

September to April: Monday - Friday 6:30AM - 10:00PM, Saturday & Sunday 8:00AM - 9:00PM
 May to September: Monday - Friday 7:00 AM - 9:00 PM, Saturday & Sunday 8:00AM - 6:00PM
 Closed on the following STAT days: New Years Day, Victoria Day, Canada Day, Sask Day, Labour Day, Truth & Reconciliation Day, Thanksgiving, Christmas Day, Boxing Day. All other STATs open 12:00PM - 6:00PM

Mechanical Space in Square Feet:

Storage Space in Square Feet:

Office Space in Square Feet:

Functional Space in Square Feet:

4,844	5%	of Total Building Square Footage in all Cases
2,405	2%	
1,460	1%	
93,282	91%	

Emergency Generator:

No

Fire Alarm System:

None

Fire Suppression System:

Yes

Concession Hoods:

Yes

Historical Designation:

No

Facility Condition: (Good, Fair or Poor)

No

Recommendation to Keep:

No

Summary:

No

Good

Yes

The facility is being used as intended

Attachments:

Recent/Current City Pictures
 Alfred Jenkins Initial Roof Inspection Report



Garland Canada Inc.

Roof Asset Management Program

R A M P.



City of
**Prince
Albert**

City of Prince Albert - Alfred Jenkins Initial Roof Inspection

Prepared By
Brett Foote

Prepared For
Don Cheeseman

June 10, 2022

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Client: City of Prince Albert



City of Prince Albert

Client Data

Name	City of Prince Albert		
Address 1	1084 Central Avenue		
City	Prince Albert	Province	Saskatchewan
Postal	S6V 7P3	Country	Canada

Contact Info

Contact Person	Don Cheeseman	Title	Facilities Project Coordinator
Mobile Phone:	-	Office Phone:	(306) 953-4800
Email:	dcheeseman@citypa.com		



Facility Summary

Client: City of Prince Albert

Facility: Alfred Jenkins Field House



Facility Data

Address 1	2787 10 Ave W
City	Prince Albert
Province	Saskatchewan
Postal	S6V 6Z7
Type of Facility	Local Authority
Square Footage	71,000
Contact Person	Don Cheeseman

Asset Information

Name	Date Installed	Square Footage	Roof Access
Roof Section 1	2010	13,850	Walkable
Roof Section 2	2010	56,490	Walkable



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ROOF MEASUREMENT REPORT

2787 10 Ave W, Prince Albert, SK S6V6Z7

Report Contents



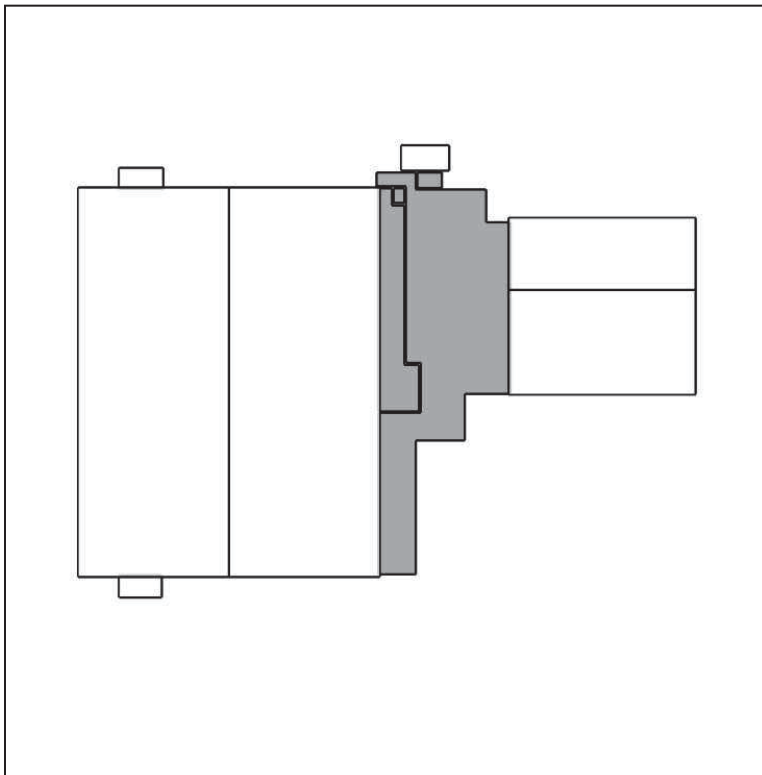
- Images1
- Length Diagram.....4
- Pitch Diagram.....5
- Area Diagram6
- Penetrations Diagram7
- Notes Diagram8
- Property Info.....9
- Report Summary.....10

Report Details

Date:	04/26/2022
Report:	45752067

Roof Details

Total Area:	71,044 sq ft
Total Roof Facets:	11
Predominant Pitch:	1/12
Number of Stories:	>1
Total Ridges/Hips:	353 ft
Total Valleys:	0 ft
Total Rakes:	673 ft
Total Eaves:	791 ft
Total Penetrations:	56
Total Penetrations Perimeter:	288 ft
Total Penetrations Area:	263 sq ft



In this 3D model, facets appear as semi-transparent to reveal overhangs.

Contact Us

Contact: Brett Foote
 Company: Garland Company Inc.
 Address: 3800 East 91St
 Cleveland OH 44105
 Phone: 306-914-3514

Measurements provided by www.eagleview.com



Certified Accurate

www.eagleview.com/Guarantee.aspx

REPORT IMAGES

The following aerial images show different angles of this structure for your reference.



Top View

REPORT IMAGES



North View

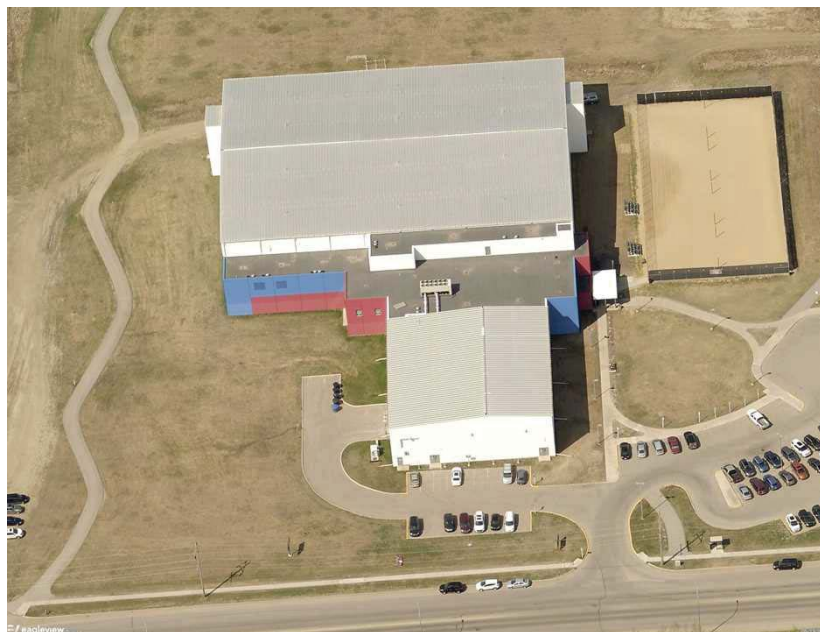


East View

REPORT IMAGES



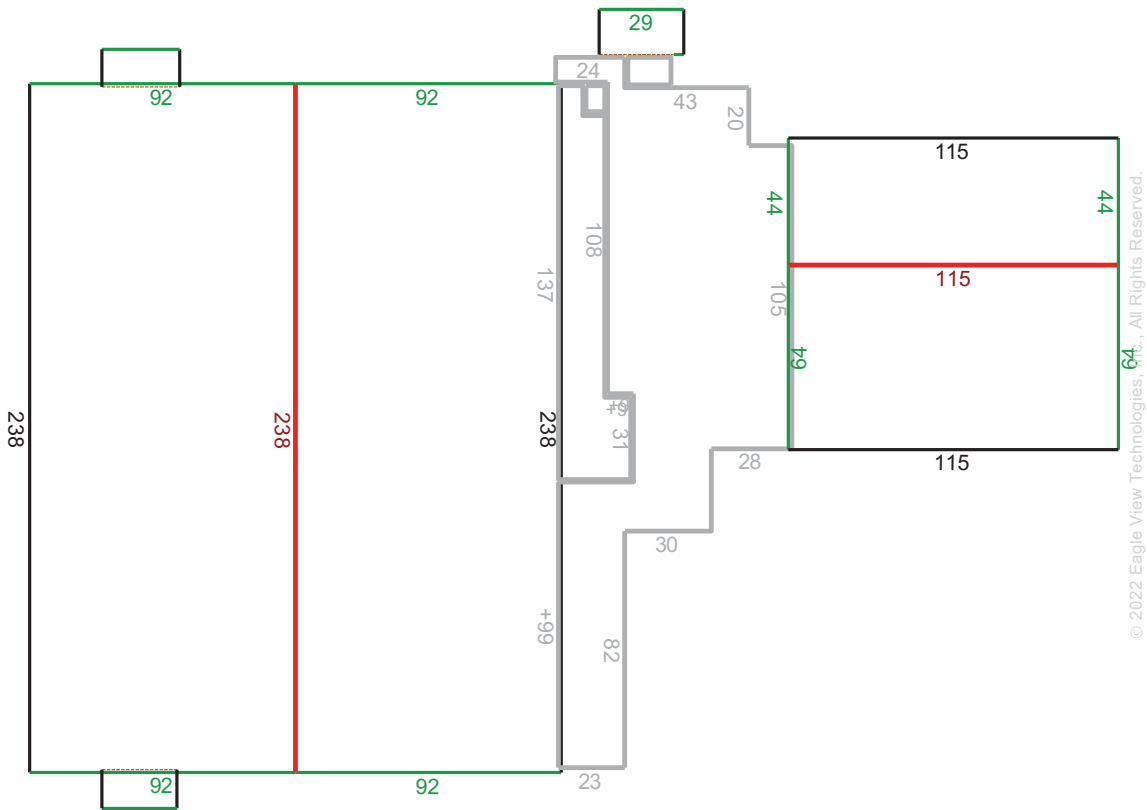
South View



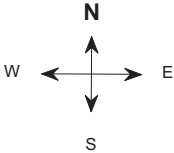
West View

LENGTH DIAGRAM

Total Line Lengths: **Ridges = 353 ft** **Valleys = 0 ft** **Flashing = 0 ft** **Eaves = 791 ft**
 Hips = 0 ft **Rakes = 673 ft** **Step flashing = 79 ft** **Parapets = 1,111 ft**



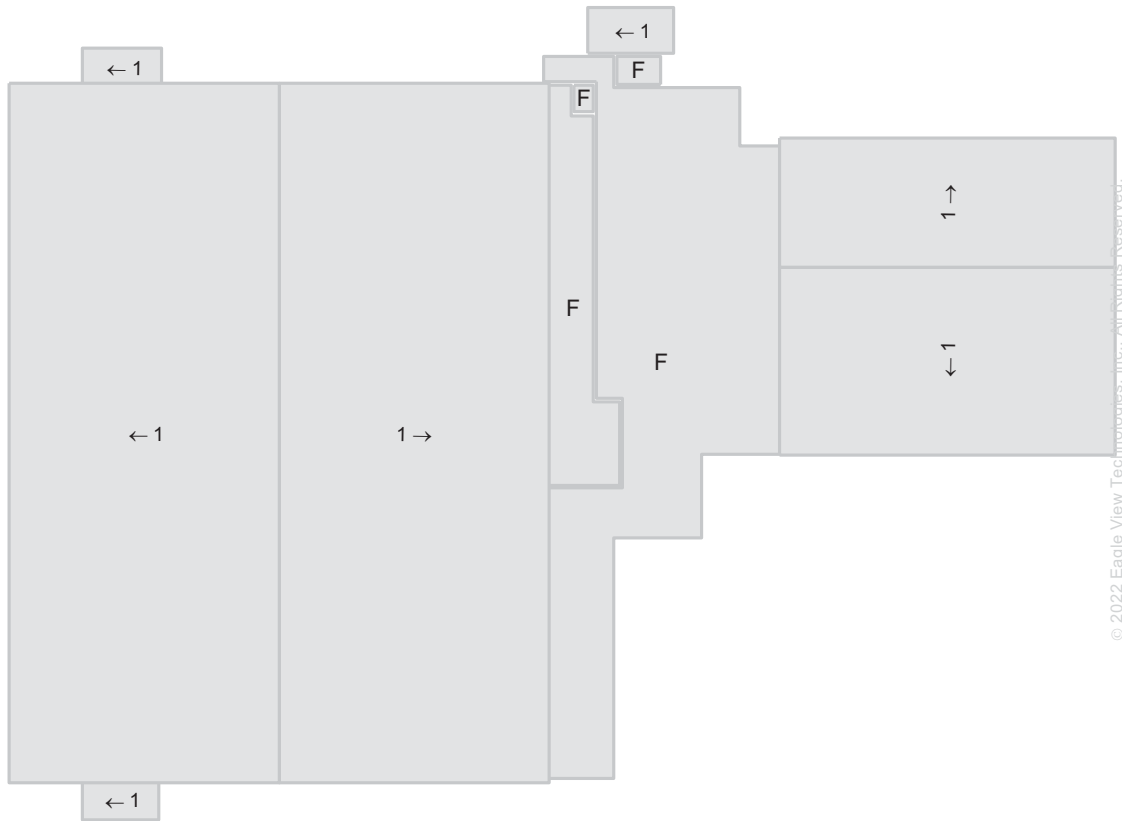
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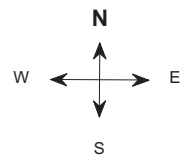
Note: This diagram contains segment lengths (rounded to the nearest whole number) over 5 feet. In some cases, segment labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9).

PITCH DIAGRAM

Pitch values are shown in inches per foot, and arrows indicate slope direction. The predominant pitch on this roof is 1/12.



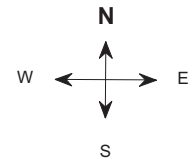
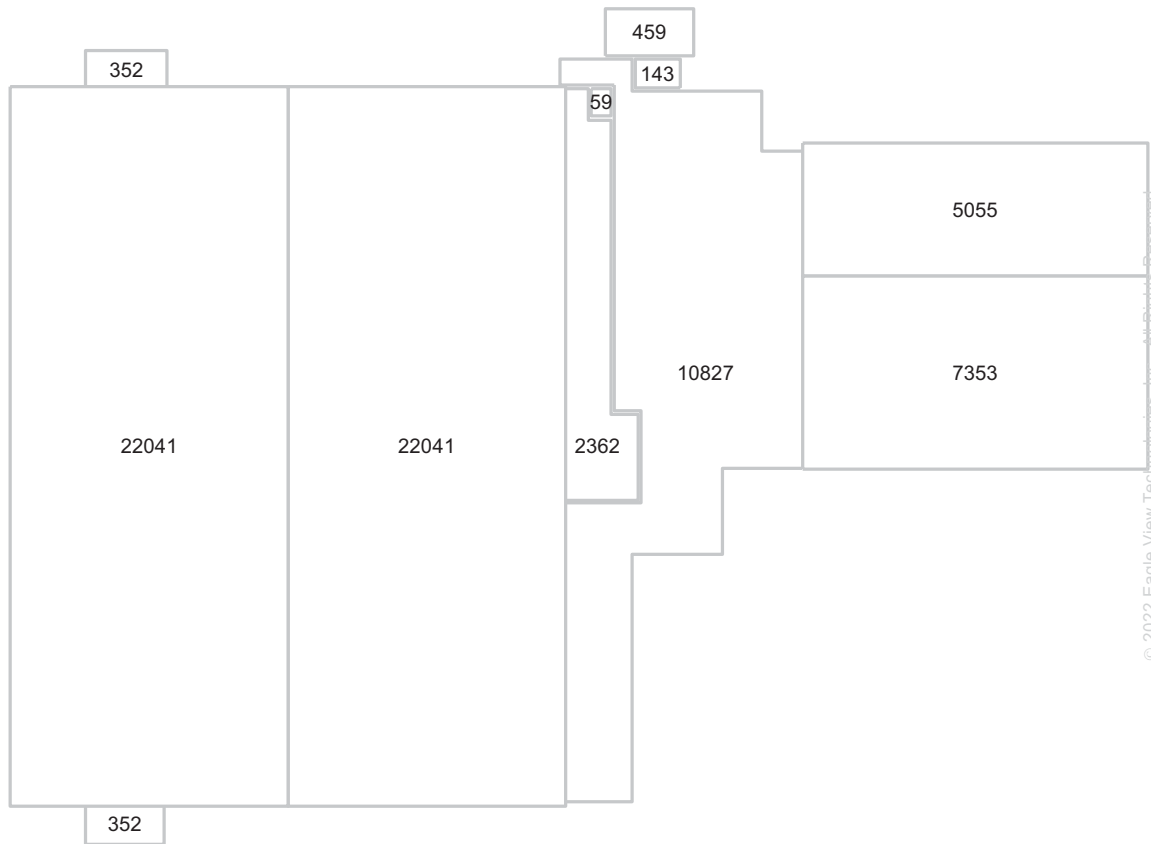
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Note: This diagram contains labeled pitches for facet areas larger than 20 square feet. In some cases, pitch labels have been removed for readability. Gray shading indicates flat, 1/12 or 2/12 pitches. If present, a value of "F" indicates a flat facet (no pitch).

AREA DIAGRAM

Total Area = 71,044 sq ft, with 11 facets.



Note: This diagram shows the square feet of each roof facet (rounded to the nearest foot). The total area in square feet, at the top of this page, is based on the non-rounded values of each roof facet (rounded to the nearest square foot after being totaled).

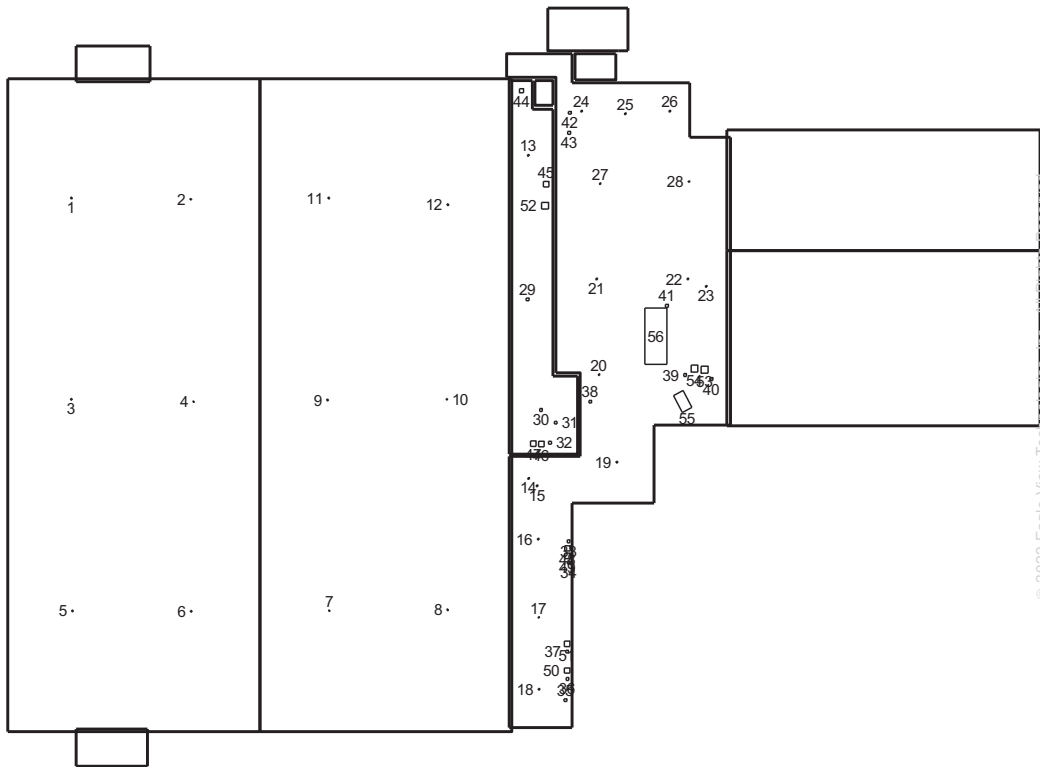
PENETRATIONS

Penetrations Notes Diagram

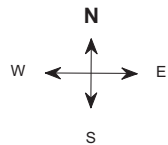
Penetrations are labeled from smallest to largest for easy reference.

Total Penetrations: 56
Total Penetrations Perimeter = 288 ft

Total Penetrations Area: 263 sq ft
Total Roof Area Less Penetrations = 70,781 sq ft



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Note: Any measured penetration smaller than 3x3 feet may need field verification. Accuracy is not guaranteed. The total penetration area is not subtracted from the total roof area.

Property Info



Property Location

Longitude = -105.7819050

Latitude = 53.1884973

Online map of property:

http://maps.google.com/maps?f=g&source=s_q&hl=en&geocode=&q=2787+10+Ave+W,Prince+Albert,SK,S6V6Z7

Property Info

Year Built:

Effective Year Built: *

*



Notes

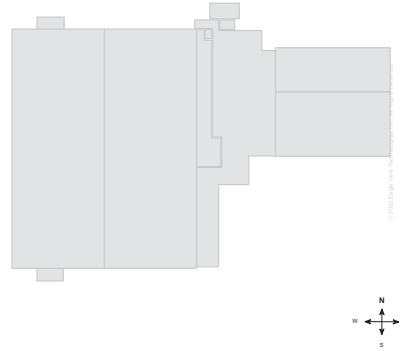
This was ordered as a commercial property. There were no changes to the structure in the past four years.

REPORT SUMMARY

Below is a measurement summary using the values presented in this report.

Lengths, Areas and Pitches

Ridge..... f t(st)HtRidgepV
 ail p.....0t(st)0tail pV
 yk*e2p.....0t(st)0tyk*e2pV
 RkEepv...../S t(st)1HtRkEepV
 r k5epD+sk3e3v.....SL1t(st)10tr k5epV
 n3l tr dget)r k5epth tRkEepV.....1PW W(st)Ht7e8gsFpV
 Tk3kl esto k*p.....1Pl11t(st) W7e8gsFpV
 9*kpFi8g.....0t(st)0t7e8gsFpV
 +sel t9*kpFi8g.....SLt(st) t7e8gsFpV
 , qsk*tA3ek.....S1P0VWtp4t(s
 , qsk*tTe8es3ksiq8ptA3ek.....H/ tp4t(s
 , qsk*tRqq(tA3ekt7epptTe8es3ksiq8p.....S0P561tp4t(s
 , qsk*tTe8es3ksiq8ptTe3mese3.....H66t(s
 T3edqmi8k8stTiscF.....1D1H



, qsk*tRqq(t9kcespt=t11t

t

*Rakes are defined as roof edges that are sloped (not level).
 ** Eaves are defined as roof edges that are not sloped and level.

Areas per Pitch

Roof Pitches	0D1H	1D1H
Area (sq ft)	1 L0.1	fS/f .W
% of Squares	16.6%	61.H%

The table above lists each pitch on this roof and the total area and percent (both rounded) of the roof with that pitch.

Waste Calculation Table

Waste %	0%	10%	12%	15%	17%	20%	22%
Area (sq ft)	S1P0VW	S61V6.W	SLf / L.	61S00./	6 1H1.f	6f Hf H.6	6// S .S
Squares	S10.W	S61.f	SLf .S	61S.0	6 1.H	6f H.f	6// .S

This table shows the total roof area and squares (rounded up to the nearest decimal) based upon different waste percentages. The waste factor is subject to the complexity of the roof, individual roofing techniques and your experience. Please consider this when calculating appropriate waste percentages. Note that only roof area is included in these waste calculations. Additional materials needed for ridge, hip, valley, and starter lengths are not included.

Parapet Calculation Table

Wall Height (ft)	1	H	W	f	/	S
Vertical Wall Area (sq ft)	1111	HHH	VVVVW	ffff	////	SSSS

This table provides common parapet wall heights to aid you in calculating the total vertical area of these walls. Note that these values assume a 90 degree angle at the base of the wall. Allow for extra materials to cover cant strips and tapered edges.



ROOF MEASUREMENT REPORT

Penetration Table	1-H6	HL-W	VW	W-f 1	f H-f W	ff	f /
Area (sq ft)	0.H	1	H.H	W	/.H	H6	1/W6
Perimeter (ft)	H	W	/	6	10	HH	f S.H

Any measured penetration smaller than 3x3 feet may need field verification. Accuracy is not guaranteed. The total penetration area is not subtracted from the total roof area.

5/27/2022

Re: CLEAR Program Test Results
Project: RD-414-417

Dear Brett,

Thank you for sending your roof core samples for testing through the CLEAR program. We have completed comprehensive testing of your sample and the results are included with this package. Your test results may include the analysis of the items requested, such as:

- Tensile Strength
- Inter-ply/Surface Bitumen Softening Point/Penetration
- Ply/Bitumen and Scrim Type
- Number of Plies
- Bitumen Weight/Application Rate
- Flexural Strength

Now that you have the results, as a reminder, some objectives of this program are to help you to answer questions like:

- Is the roof failing? Why?
- Expected remaining useful life, approximately?
- Does this sample indicate that this roof needs replaced? Or is this a possible restoration candidate?
- Were there application errors during installation?

If you are looking to restore the roof and these results show this to be a potential candidate, but you need to truly determine if this is a good option for the client, the next steps are:

- Reference the Restoration warranty System Overview document on the Garland HQ.
- Full visual inspection of the rest of the roof and if conditions are suitable
- A quality moisture survey (Infrared or Nuclear) to determine whether the roof is dry enough and what areas of the roof need to be replaced
 - Less than 30% moisture contained within the system is a good benchmark for a cost-effective option versus a replacement
 - A stamped engineering report is best, if possible
- Determine whether the flashings and penetration points need to be replaced, rather than only coated to make the desired restoration warranty period
- Consider which Garland restoration systems make sense. If you are unsure, reach out to the Product Management Team for assistance.

If you have questions about these test results, feel free to call Derek Scavuzzo at 216-430-3520.

Sincerely,
The Garland Laboratory Team



The Garland Company, Inc.
www.garlandco.com
Toll Free: 800-321-9336

Garland Canada Inc.
www.garlandcanada.com
Toll Free: 800-387-5991

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www.garlandukltd.co.uk
Toll Free: 0800 328 5560



Alfred Jenkins

<i>Property</i>	<i>Core Sample</i>	<i>Test Method</i>	<i>Notes</i>
Core Size	12.25" x 12.5"	ASTM D2829	N/A
Core Weight	2.16 lbs	ASTM D2829	N/A
Surfacing Type	Mineral	Visual	N/A
Ply Type	Fiberglass Felt Fiberglass Felt	ASTM D2829	N/A
Number of Plies	2	ASTM D2829	N/A
Bitumen Type	Asphalt	Solvent Test	N/A
Softening Point	259.0 °F	ASTM D3461	Out of range per type IV asphalt
Pen	10 dmm/5 sec	ASTM D5	Out of range per type IV asphalt
Flexural Strength	Pass	NBS	Above recommended 30 lb minimum
Puncture	76.2 lbs	NBS	Exceeded recommended 5 lb minimum
Tensile Strength	111.57 lbf	ASTM D2523	Fell below recommended 200 lbf minimum
Elongation	1.8 %	ASTM D2523	Fell below recommended 2.5% minimum



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Alfred Jenkins Conclusion

The 12 year old core sample is from a 2 ply modified roof system with fiberglass felt interplies in an asphalt adhesive. The lower interplies of the core are hard and brittle, and easily crumble by hand (Figure 6). The interplies could not be easily delaminated by hand. The mineral surfacing on this core has maintained good coverage. The softening point and pen tests show that the asphalt adhesive responsible for keeping the system intact has lost its oils over time, causing the system to become more brittle. The cores tested below the recommended tensile strength and elongation recommendations. The sample performed well when undergoing puncture testing, implying that the system can withstand foot traffic and most weather phenomena.

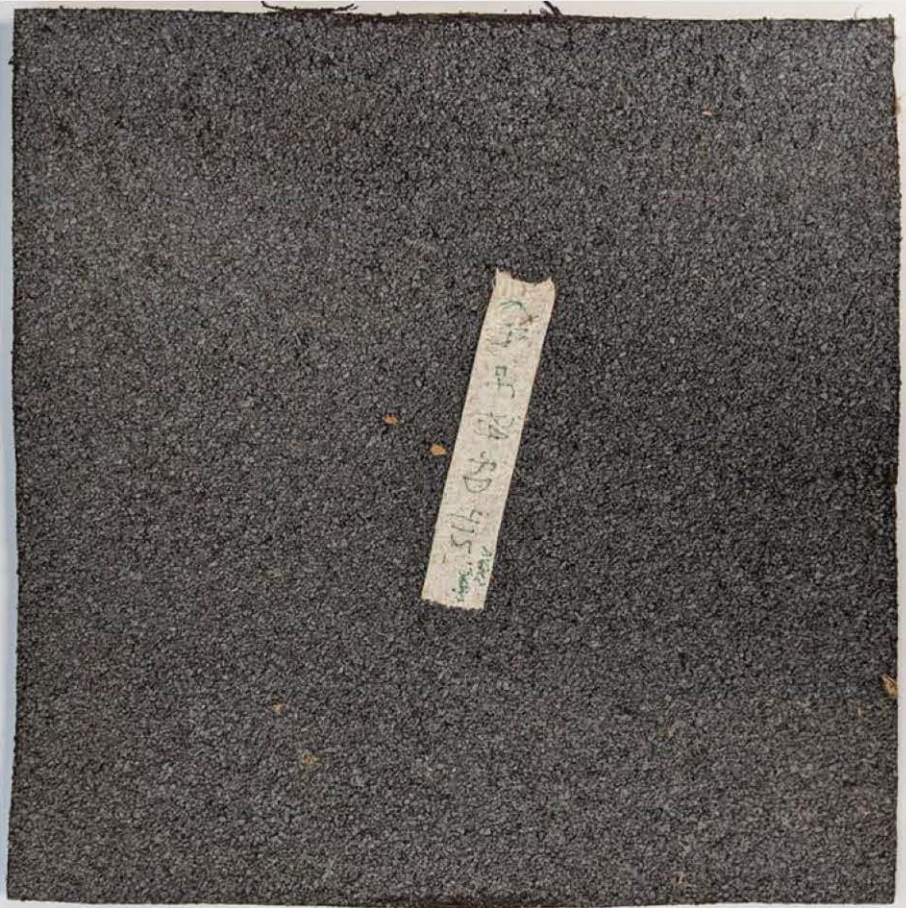


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Figure 4: Alfred Jenkins top view.



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Figure 5: Alfred Jenkins bottom view.



Figure 6: Alfred Jenkins side profile.

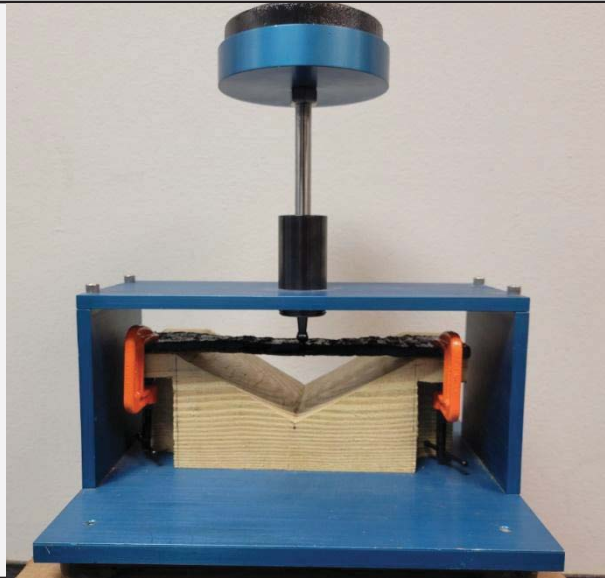


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Figure 17: Sample image of the flexural strength testing apparatus.



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Construction Details

Client: City of Prince Albert

Facility: Alfred Jenkins Field House

Roof Section: Roof Section 1

Information

Year Installed	2010	Square Footage	13,850
Slope Dimension	0	Eave Height	>20
Roof Access	Walkable	System Type	Mineral Modified Bitumen

Assembly

Roof #	Layer Type	Description	Attachment	R-Value	Thickness
1	Membrane	Mod Bit - 2 ply mineral surfaced	Torch applied	-	-
1	Cover Board	Wood Fiber	Adhesive	4,5	1.5"
1	Insulation	Expanded polystyrene	Adhesive	20	5"
1	Vapor Retarder		Adhesive	-	-
1	Deck	Steel	Mechanically attached	-	-

Details

Perimeter Detail	Parapet Wall
Flashing Material	Modified Membrane
Drain System	Internal Roof Drains
Parapet Wall	Wood
Coping Cap	Metal

Notes

This part of the roof consists of two flat roof sections with a modified bitumen membrane system. The upper section is called A2 and the lower section B2.



Inspection Report

Client: City of Prince Albert

Facility: Alfred Jenkins Field House

Report Date: 05/17/2022

Roof Section: Roof Section 1

Inspection Information

Inspection Date	05/17/2022	Core Data	No
Inspection Type	Infrared Scan	Leakage	No

Field

Rating	Poor
Condition	<p>No thermal anomaly related to wet areas was found on the field membrane. It is likely that the blisters observed visually are localized only on the cap sheet and the base sheet is still intact.</p> <p>However, the base sheet of a modified bitumen system is much thinner than the cap sheet and is not designed to be in contact with water. The water that infiltrates between the plies can wear the base sheet. It is then likely that the water will contaminate the roofing assembly at short-term.</p>

Penetrations

Rating	Fair
Condition	No thermal anomaly related to wet areas was found around the penetration.

Drainage

Rating	Fair
Condition	No thermal anomaly related to wet areas was found around the drains.

Overall

Rating	Poor
Condition	<p>Although the membrane is in poor condition, no thermal anomaly related to wet areas was found on this roof.</p> <p>However, it is likely that wet areas will appear in short-term considering the condition of the membrane and the blisters.</p>

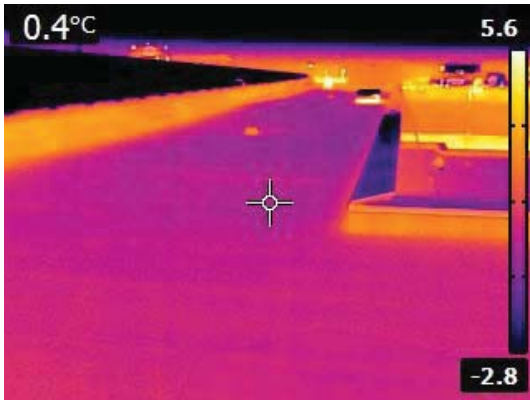


Photo 1

General view of section A2 (upper section)

No thermal anomaly was found on this section.



Photo 2

General view of section A2 (upper section)

No thermal anomaly was found on this section.

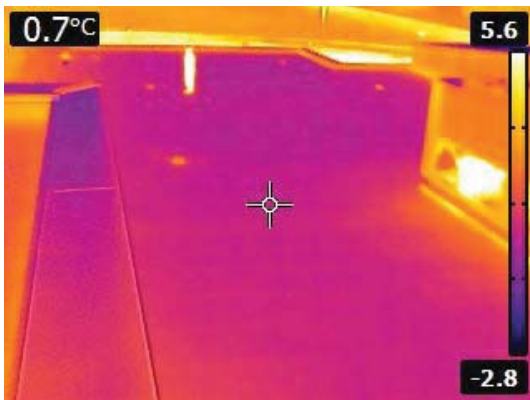


Photo 3

General view of section B1 (lower section) - from above

No thermal anomaly related to wet areas was found on this section.

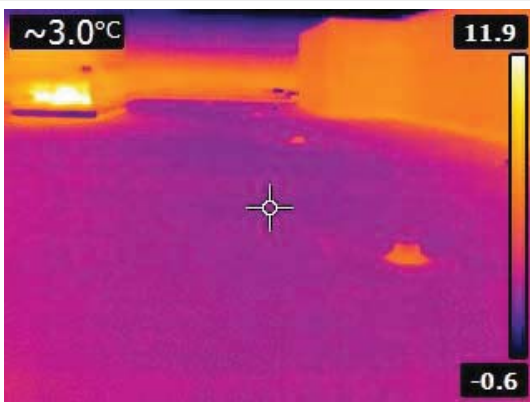


Photo 4

General view of section B1 (lower section) - from the roof surface

No thermal anomaly related to wet areas was found on this section.

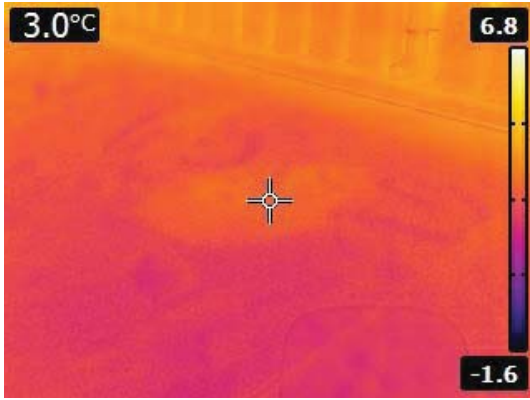


Photo 5

General view of a blister on the membrane with the infrared camera.

A humidity meter was used to confirm that the roofing assembly around the blister is still dry.

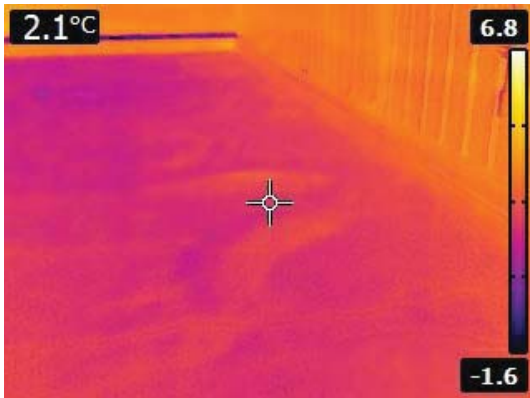


Photo 6

General view of ridges on the membrane with the infrared camera.

A humidity meter was used to confirm that the roofing assembly around the ridges is still dry.



Photo Report

Client: City of Prince Albert

Facility: Alfred Jenkins Field House

Roof Section: Roof Section 1

Report Date: 04/26/2022

Title: Section 1 Initial Inspection



Photo 1

Section 1 - 2 ply Modified Bitumen

Overall Condition: Failed

CLEAR Analysis: The 12 year old core sample is from a 2 ply modified roof system with fiberglass felt interplies in an asphalt adhesive. The lower interplies of the core are hard and brittle, and easily crumble by hand (Figure 6). The interplies could not be easily delaminated by hand. The mineral surfacing on this core has maintained good coverage. The softening point and pen tests show that the asphalt adhesive responsible for keeping the system intact has lost its oils over time, causing the system to become more brittle. The cores tested below the recommended tensile strength and elongation recommendations. The sample performed well when undergoing puncture testing, implying that the system can withstand foot traffic and most weather phenomena.

IR Scan: 0% Wet

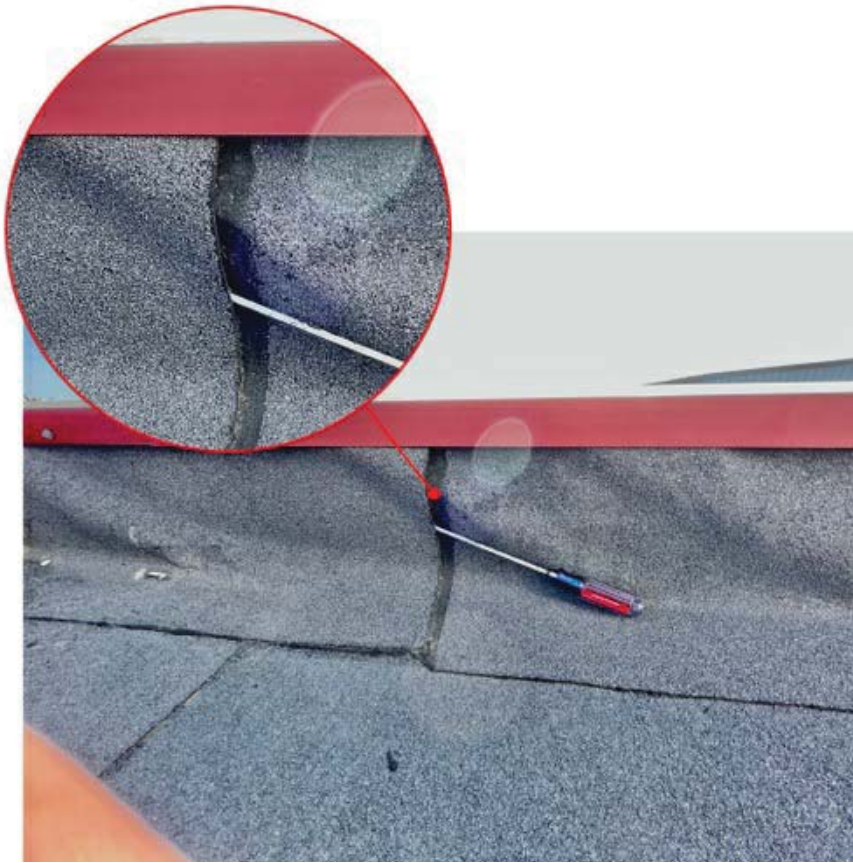


Photo 2

Fish mouths: Wrinkles or openings at the edge of the membrane caused by poor adhesion or installation. Fish mouths are a common cause of early failure on 2-ply torch down and single ply roof systems. These systems are prone to workmanship error due to two factors (1) the manual heating/welding of the adhesive, which is very unpredictable for constant heat, and (2) the roof system only consists of 1 to 2 plies, which translates in to a very thin layer of water protection.

Perimeter Flashing Deterioration:

Most roof failures start at perimeter and penetration locations. Metal edge conditions that are poorly designed and improperly installed fail due to the extreme expansion and contraction that is typical with metal. Perimeter wall flashings can also be damaged due to normal seasonal building movement and thermal shock. Additional damage can also be see from UV degradation as well. At all of these deteriorated or failed points, moisture can gain direct access to the roof system insulation and the buildings interior.



Photo 3

Fish mouths: Wrinkles or openings at the edge of the membrane caused by poor adhesion or installation.

Perimeter Flashing

Deterioration: Most roof failures start at perimeter and penetration locations.

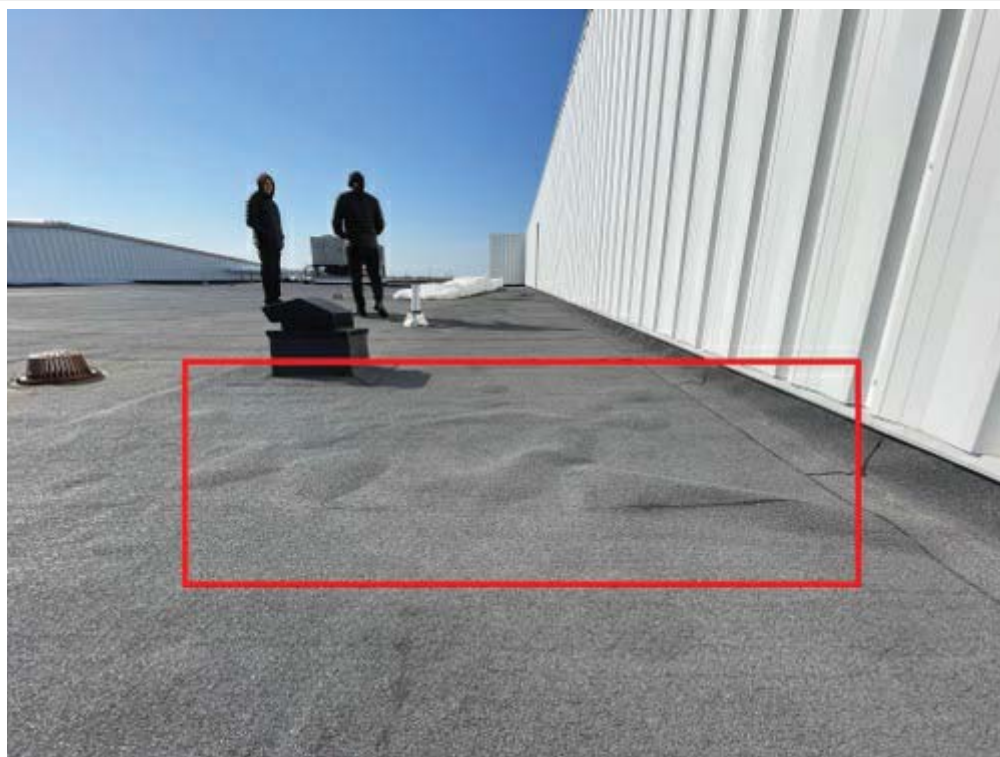


Photo 4

Blisters: Soft spongy pockets or swellings in the roofing material. They occur between layers of felt or between the roof membrane and substrate. Air or moisture vapor entrapped within a blister expands as the roof and outside air temperatures rise. This results in sufficient pressure to push the roofing felts upwards and apart. Blisters may be ruptured by roof traffic, expanding frozen water, or hail (especially during colder weather). Some blisters may become so large as to affect drainage, which may then cause ponding water. Laps could also be pulled apart, resulting in leakage. A ruptured blister will immediately allow water to penetrate and damage the roof system.



Photo 5

Blisters: Soft spongy pockets or swellings in the roofing material. They occur between layers of felt or between the roof membrane and substrate. Air or moisture vapor entrapped within a blister expands as the roof and outside air temperatures rise.



Photo 6

Blisters: Soft spongy pockets or swellings in the roofing material. They occur between layers of felt or between the roof membrane and substrate. Air or moisture vapor entrapped within a blister expands as the roof and outside air temperatures rise.



Photo 7

Membrane Puncture: Large puncture hole in waterproofing membrane allowing for moisture access the building.



Photo 8

Seams: As the membrane blisters, this puts added stress on the seams. They are starting to split in many places allowing for moisture access into the building.

Blisters: Soft spongy pockets or swellings in the roofing material.

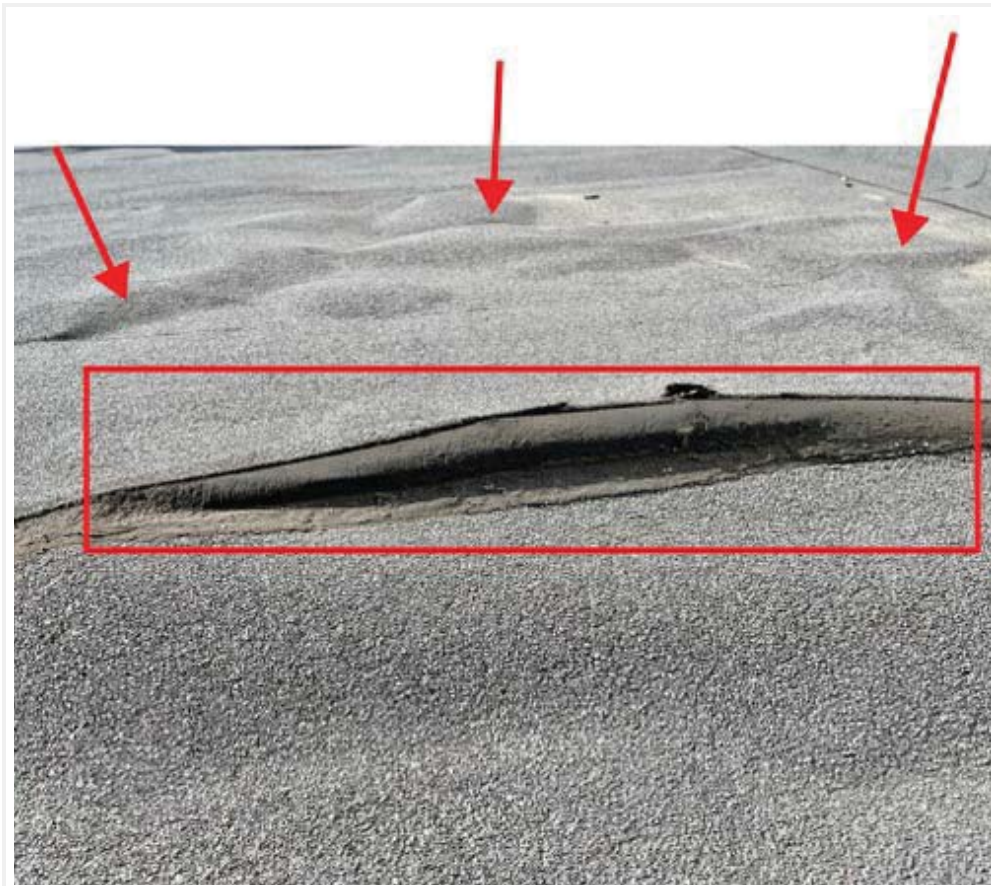


Photo 9

Seams: As the membrane blisters, this puts added stress on the seams. They are starting to split in many places allowing for moisture access into the building.

Blisters: Soft spongy pockets or swellings in the roofing material.



Photo 10

Blisters: Soft spongy pockets or swellings in the roofing material.

Perimeter Flashing Deterioration: Most roof failures start at perimeter and penetration locations.



Photo 11

Seams: As the membrane blisters, this puts added stress on the seams. They are starting to split in many places allowing for moisture access into the building.



Photo 12

Core Cut:

- Steel Deck
- Vapor Barrier
- 5" Expanded Polystyrene Insulation(Dry)
- 1.5" Fiber Board(Dry)
- 2 Ply Modified Bitumen Membrane



Photo 13

Core Cut: Repaired core cut using high-grade roof mastic imbedded with mesh to increase tensile strength of repair. Imbedded with gravel worn off of the membrane to help against UV.



Photo 14

CLEAR Analysis: Removal of membrane sample.



Photo 15

CLEAR Analysis: Repair of membrane sample.



Photo 16

CLEAR Analysis: Reinforced repair using roof granules to protect from UV and other elements.




Solution Options

Client: City of Prince Albert

Facility: Alfred Jenkins Field House

Roof Section: Roof Section 1

Replace Options

Solution Option:	Replace 	Action Year:	2022
Square Footage:	13,850	Expected Life (Years):	30
Budget Range:	\$260,000.00 - \$325,000.00		

Scope of Work: Replacement of Waterproofing Membrane With Up to 30 Year Water Tight Warranty

1. Remove all roof components down to dry insulation;
2. Install new recovery board in damaged areas;
3. Install new SBS modified bitumen base sheet
4. Install new SBS modified bitumen cap sheet



Photo Report

Client: City of Prince Albert

Facility: Alfred Jenkins Field House

Roof Section: Roof Section 2

Report Date: 04/26/2022

Title: Section 2 Initial Inspection



Photo 1

Section 2: Standing Seam Metal

Photo 2

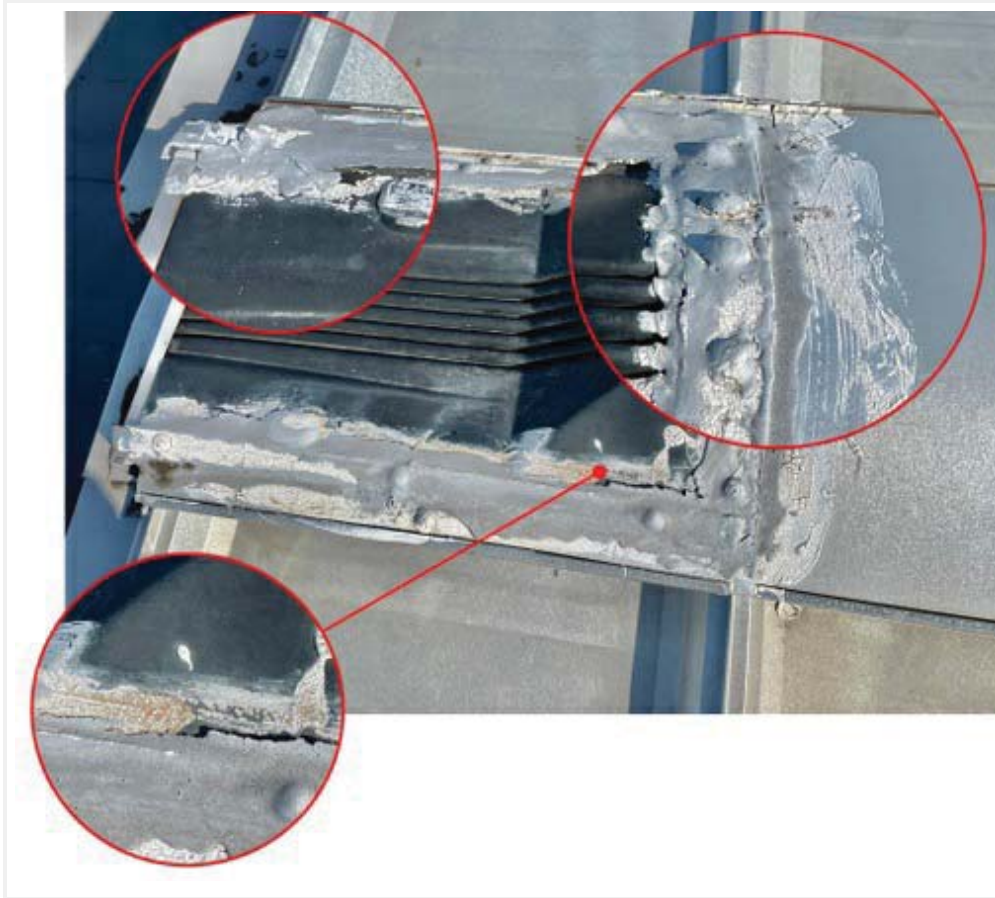
Panel Lap Seam

Deterioration: Horizontal seam waterproofing deteriorating allowing for potential moisture access to the building.



Photo 3

Ridge Cap Vent: Sealant around Ridge Cap Vent deteriorating allowing for potential moisture access.



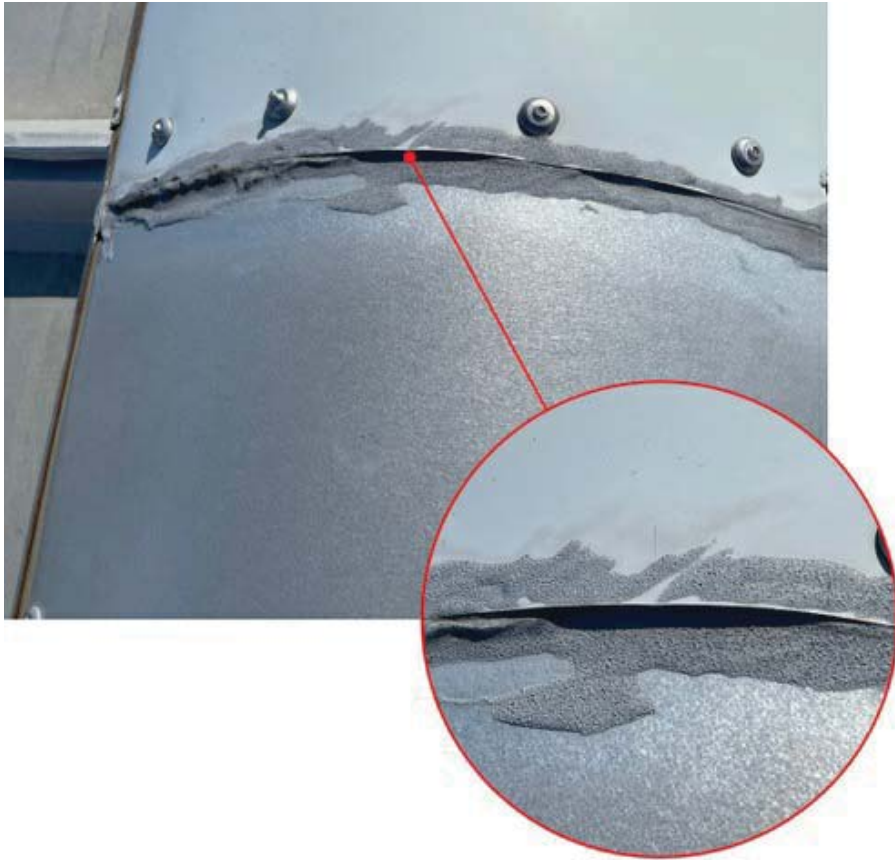


Photo 4

Ridge Cap Seam Caulking

Deterioration: As caulking is exposed to UV rays and temperature fluctuations it loses its flexibility and develops cracks. Once this occurs splits develop allowing water to penetrate walls and buildings causing damage as well as leaks.

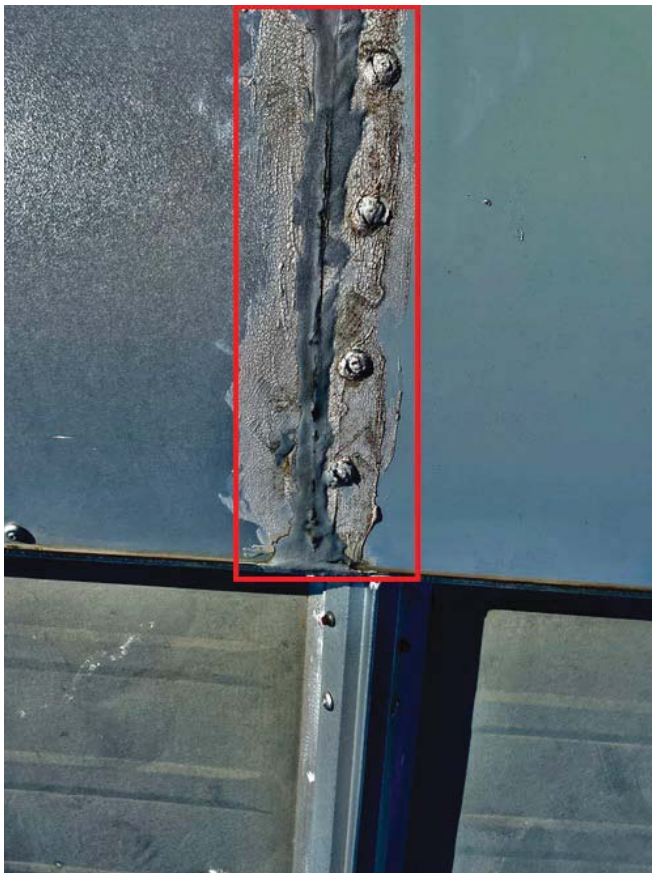


Photo 5

Ridge Cap Seam Caulking Deterioration: As caulking is exposed to UV rays and temperature fluctuations it loses its flexibility and develops cracks. Once this occurs splits develop allowing water to penetrate walls and buildings causing damage as well as leaks.

Photo 6

Previous Repair: Previous reinforcement of standing vertical seams found on several areas of the roof varying in length.

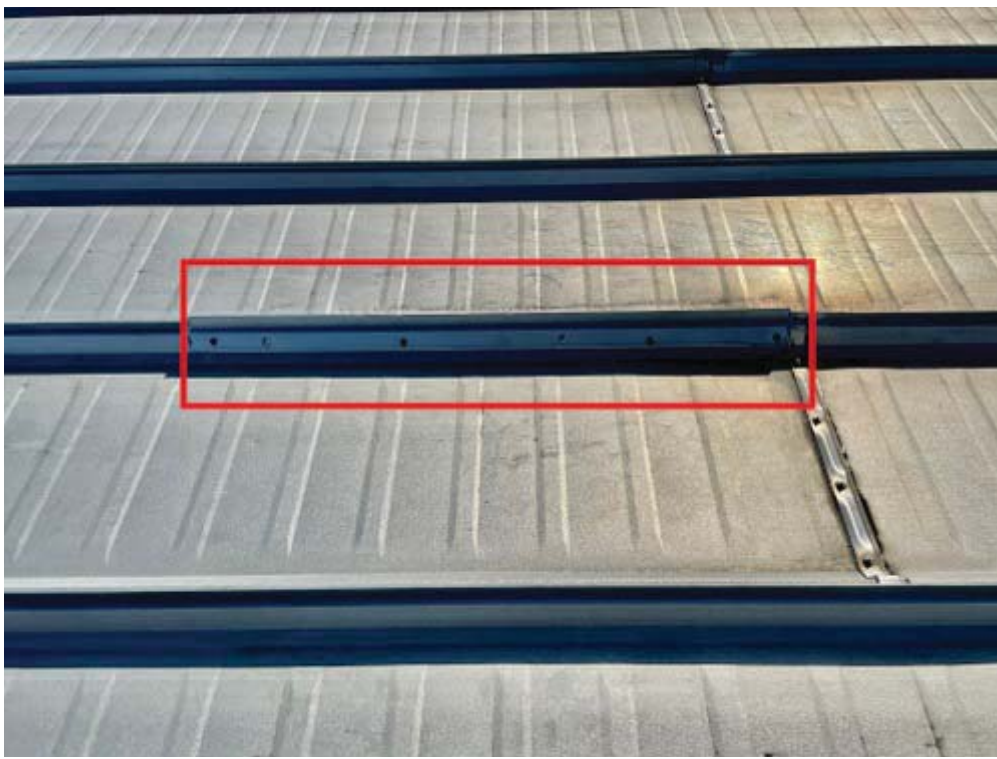


Photo 7

Previous Repair: Previous reinforcement of standing vertical seams found on several areas of the roof varying in length.

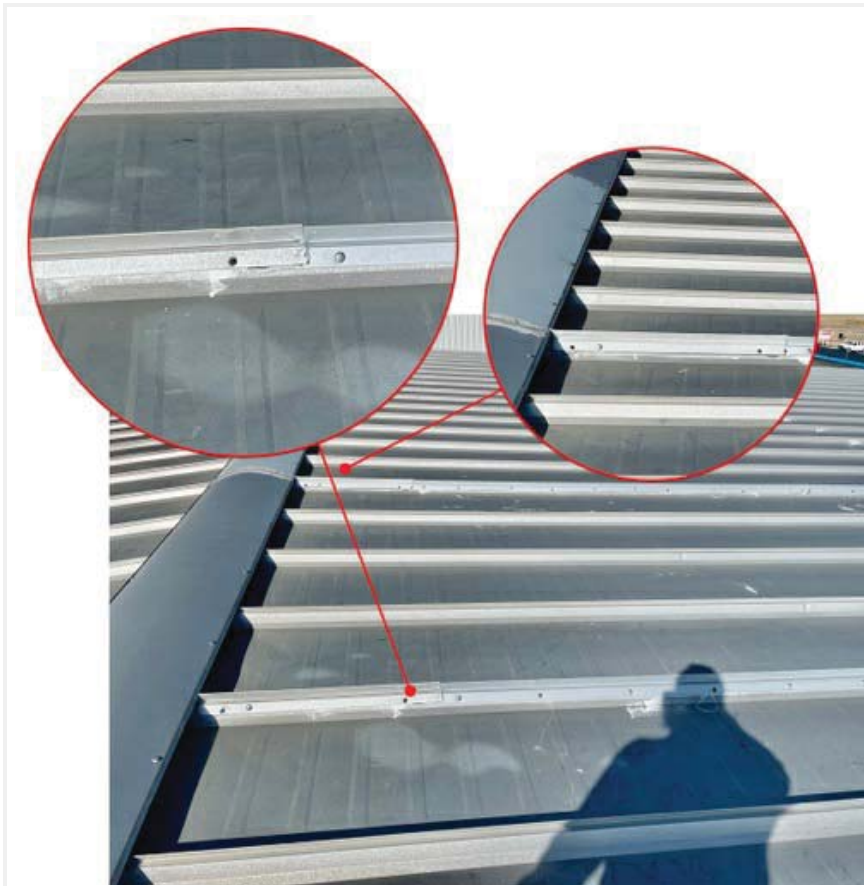




Photo 8

Previous Repair: Previous reinforcement of standing vertical seams found on several areas of the roof varying in length.



Photo 9

Previous Repair: Previous reinforcement of standing vertical seams found on several areas of the roof varying in length.




Solution Options

Client: City of Prince Albert

Facility: Alfred Jenkins Field House

Roof Section: Roof Section 2

Maintenance Options

Solution Option:	Maintenance 	Action Year:	2025
Square Footage:	56,490	Expected Life (Years):	20
Budget Range:	\$150,000.00 - \$250,000.00		

Scope of Work: General Maintenance

1. Seal all vertical seams using a high performance polyester-faced adhesive tape followed by a coat of a fluid applied waterproofing system to insure the seams stay water tight
2. Seal all horizontal seams using a high performance polyester-faced adhesive tape followed by a coat of a fluid applied waterproofing system to insure the seams stay water tight
3. Seal all ridge cap seams using a high performance polyester-faced adhesive tape followed by a coat of a fluid applied waterproofing system to insure the seams stay water tight
4. Reinforce all previous seam repairs seams using a high performance polyester-faced adhesive tape followed by a coat of a fluid applied waterproofing system to insure the seams stay water tight
5. Reinforce all penetrations using a high performance polyester-faced adhesive tape followed by a coat of a fluid applied waterproofing system




Solution Options

Client: City of Prince Albert

Facility: Alfred Jenkins Field House

Roof Section: Roof Section 2

Restore Options

Solution Option:	Restore 	Action Year:	2028
Square Footage:	56,490	Expected Life (Years):	15
Budget Range:	\$1,412,250.00 - \$1,977,150.00		

Full Restoration with 10 year water tight warranty:

Extend the life of your roof with the LiquiTec fluid-applied waterproofing system built to form a virtually impenetrable surface for years of added waterproofing protection. This two-component, 100% solids, aliphatic polyurea coating contains zero VOCs, is extremely low odor, and cures quickly to form a highly durable, impact and UV resistant membrane over aged modified bitumen, metal and single-ply roof systems

Facility Name:	PAPS MAIN BUILDING
-----------------------	---------------------------

Field Names	Descriptors
-------------	-------------

WT ID:	B013														
Address:	45 15 Street West														
Size:	27,194 Square Feet - this includes main floor, basement and warehouse														
Year Constructed:	1981 Initial Construction														
Facility Age (In Years):	43 based on calculation from 1981 to 2024														
Type of Construction:	Building is constructed of concrete exterior walls, floors and roof, interior walls are constructed of steel studs and gypsum board finish. Roof is a inverted roofing membrane assembly (IRMA), with a brick veneer finish on exterior walls.														
Significant or Hazardous Issues:	The boiler exhaust duct covering and heating pipe elbows in main garage bay are insulated with asbestos containing material.														
Original Construction Cost:	Will work with Assessment Division to update values in 2025														
Assessed Land Value															
Assessed Building Value															
Assessed Land and Building Value															
Facility Replacement Cost:															
Actual Operating Costs:															
State of Facility (5 year plan):	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="text-align: center;">2025</th> </tr> <tr> <td>Move static pressure sensor and investigate positive pressure issue \$5,000.00</td> </tr> <tr> <td>Upgrade controller from AX3.8 to N4.10 \$18,500.00</td> </tr> <tr> <td>Install Lon Router to allow for local control and monitoring of points \$4,000.00</td> </tr> <tr> <th style="text-align: center;">2026</th> </tr> <tr> <td>As per Garland Canada Inc, recommends a full roof replacement cost 750,000 to 800,000 \$800,000.00</td> </tr> <tr> <th style="text-align: center;">2027</th> </tr> <tr> <td>Hire Mechanical engineering firm to assess current heating system and give options and budget price for replacement \$10,000.00</td> </tr> <tr> <th style="text-align: center;">2028</th> </tr> <tr> <td>No project planned or required at this time.</td> </tr> <tr> <th style="text-align: center;">2029</th> </tr> <tr> <td>No projects planned or required at this time</td> </tr> <tr> <td>TOTAL COSTS FOR 2025 TO 2029</td> <td style="text-align: right;">\$837,500.00</td> </tr> </table>	2025	Move static pressure sensor and investigate positive pressure issue \$5,000.00	Upgrade controller from AX3.8 to N4.10 \$18,500.00	Install Lon Router to allow for local control and monitoring of points \$4,000.00	2026	As per Garland Canada Inc, recommends a full roof replacement cost 750,000 to 800,000 \$800,000.00	2027	Hire Mechanical engineering firm to assess current heating system and give options and budget price for replacement \$10,000.00	2028	No project planned or required at this time.	2029	No projects planned or required at this time	TOTAL COSTS FOR 2025 TO 2029	\$837,500.00
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2028															
No project planned or required at this time.															
2029															
No projects planned or required at this time															
TOTAL COSTS FOR 2025 TO 2029	\$837,500.00														
Current Use of Facility:	This main Police facility is home to Police administration staff, Detention Unit, Patrol Section, Criminal Investigation, Ident, Information Management, IT, Swat.														
Hours of Operation:	Office hours 8:30AM to 4:30PM. This facility serves patrol staff 24-7														
Emergency Generator:	No														
Fire Alarm System:	Yes. Certified Annually														
Fire Suppression System:	None														
Historical Designation:	No														
Facility Condition: (Good, Fair or Poor)	None														
Recommendation to Keep:	Yes														
Summary:	Facility is being used as intended														

Attachments: Recent/Current City Pictures
Police Station Roofing Report 2022



Garland Canada Inc.

Roof Asset Management Program

R A M P.



City of
**Prince
Albert**

City of Prince Albert - Police Station Roof Inspection

Prepared For
Don Cheeseman

June 09, 2022

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Client: City of Prince Albert



City of Prince Albert

Client Data

Name	City of Prince Albert		
Address 1	1084 Central Avenue		
City	Prince Albert	Province	Saskatchewan
Postal	S6V 7P3	Country	Canada

Contact Info

Contact Person	Don Cheeseman	Title	Facilities Project Coordinator
Mobile Phone:	-	Office Phone:	(306) 953-4800
Email:	dcheeseman@citypa.com		



Facility Summary

Client: City of Prince Albert

Facility: Police Station



Facility Data

Address 1	45 15 St W
City	Prince Albert
Province	Saskatchewan
Postal	S6V 3P4
Type of Facility	Municipal
Square Footage	13,496
Contact Person	Don Cheeseman

Asset Information

Name	Date Installed	Square Footage	Roof Access
Entire Roof	~1985	13,496	Attached Ladder



since 1895

ROOF MEASUREMENT REPORT

45 15 St W, Prince Albert, SK S6V3P4

Report Contents



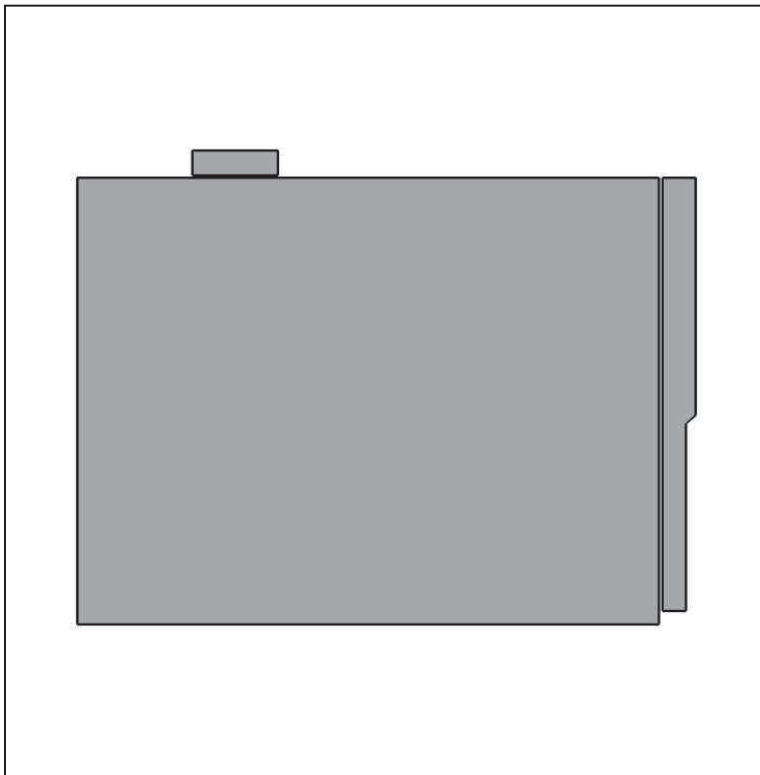
- Images1
- Length Diagram.....4
- Pitch Diagram.....5
- Area Diagram6
- Penetrations Diagram7
- Notes Diagram8
- Property Info.....9
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Report Details

Date:	05/26/2022
Report:	462805T5

Roof Details

Total Area:	17496 sF ft
Total Roof Facets:	1
Prebominant Pitch:	0/12
Number of Stories:	1
Total Ribges/3 ips:	0 ft
Total Valleys:	0 ft
Total Rakes:	0 ft
Total Eaves:	0 ft
Total Penetrations:	41
Total Penetrations Perimeter:	281 ft
Total Penetrations Area:	116 sF ft



In this TD model, facets appear as semi-transparent to reveal overhangs.

Contact Us

Contact:	Brett Doote
Company:	Garland Company Inc.
Address:	T800 East 91St Creston, SK S4A 4A105
Phone:	T06-914-T514

Measurements provided by www.eagleview.com



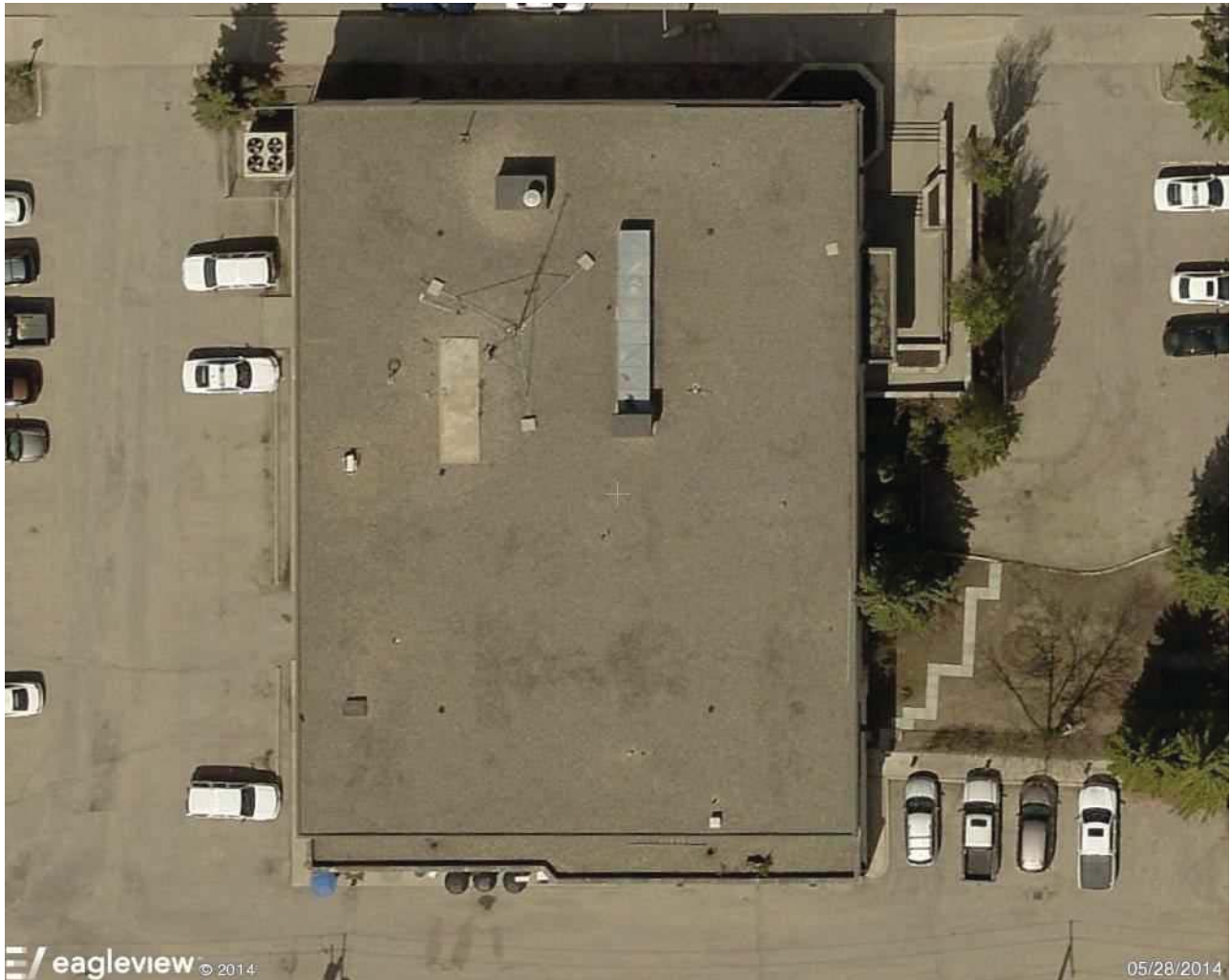
Certified Accurate

www.eagleview.com/Guarantee.aspx



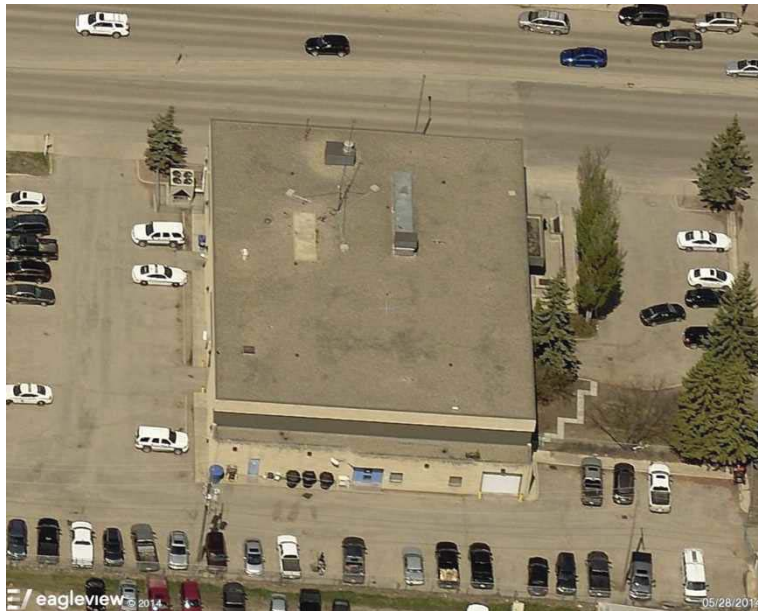
REPORT IMAGES

The following aerial images show different angles of this structure for your reference.

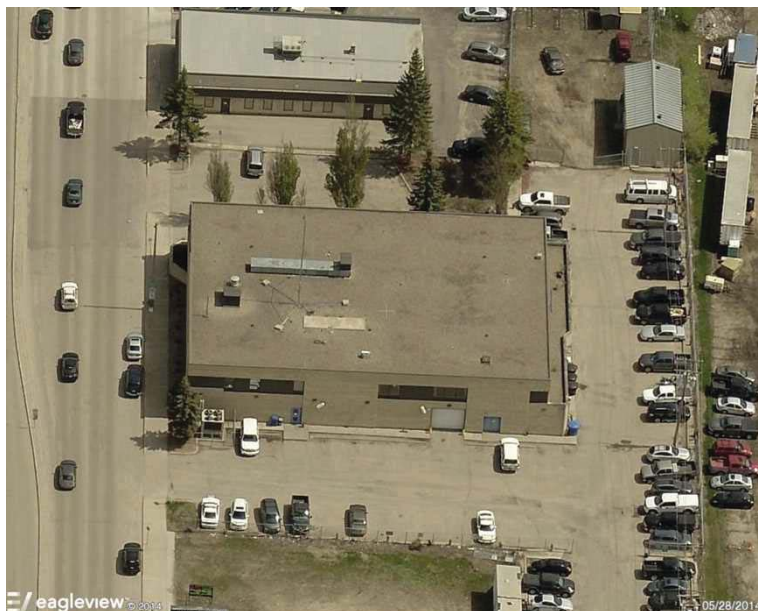


Top View

REPORT IMAGES

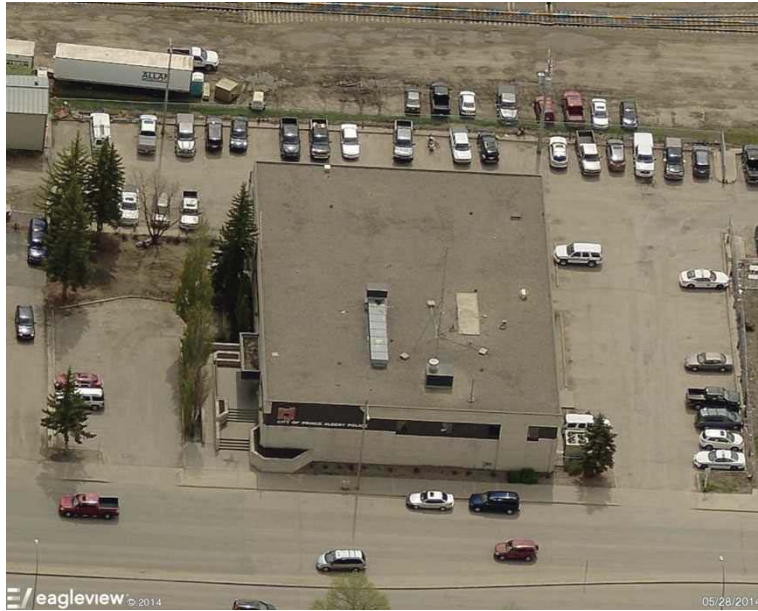


North View

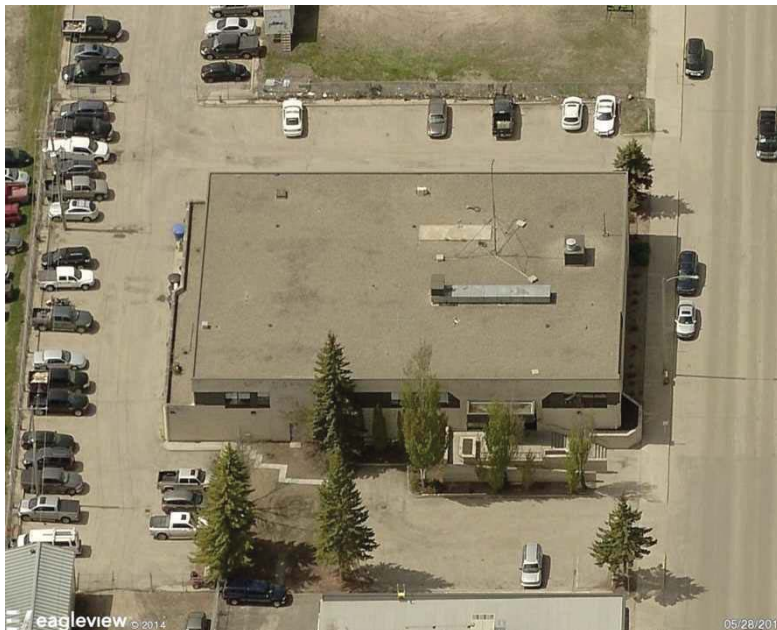


East View

REPORT IMAGES



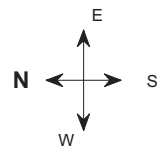
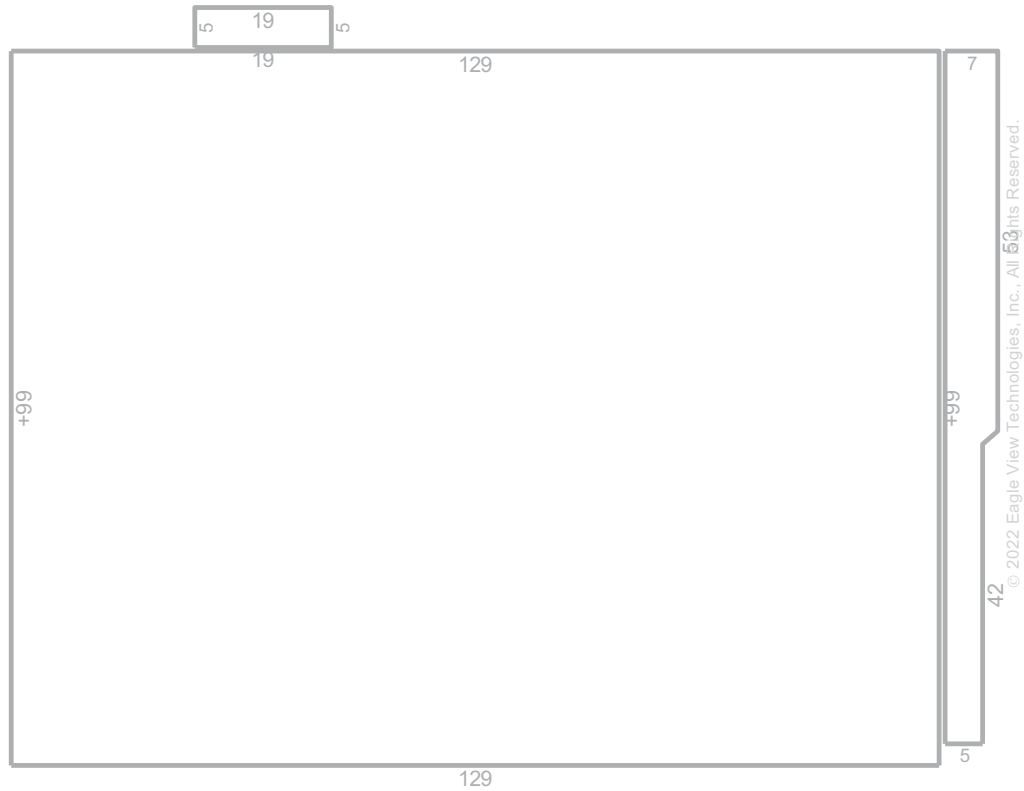
South View



West View

LENGTH DIAGRAM

Total Line Lengths: **Ridges = 0 ft** **Valleys = 0 ft** **Flashing = 0 ft** **Eaves = 0 ft**
 Hips = 0 ft **Rakes = 0 ft** **Step flashing = 0 ft** **Parapets = 711 ft**



Note: This diagram contains segment lengths (rounded to the nearest whole number) over 5 feet. In some cases, segment labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9).

PITCH DIAGRAM

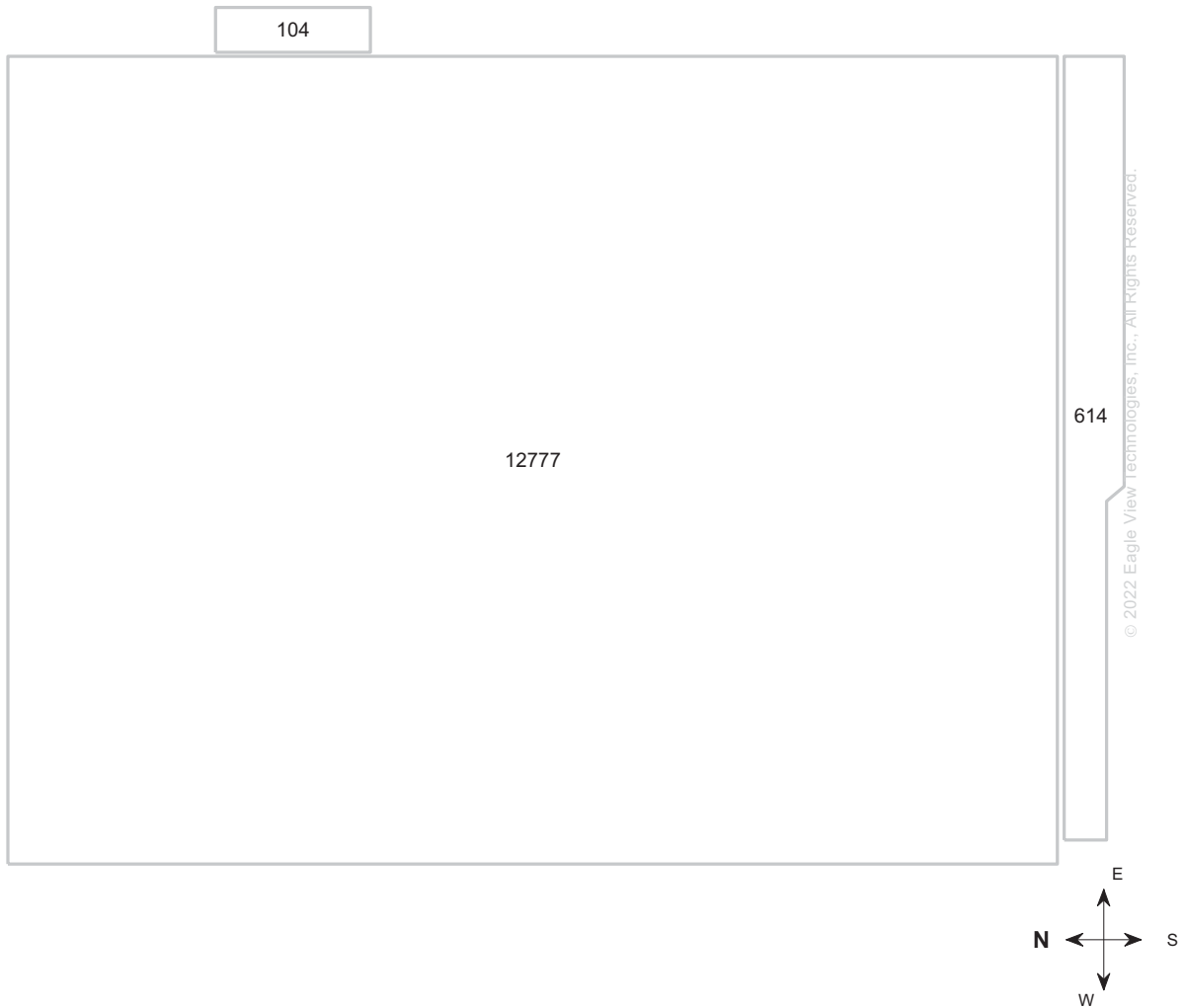
Pitch values are shown in inches per foot, and arrows indicate slope direction. The predominant pitch on this roof is 0/12.



Note: This diagram contains labeled pitches for facet areas larger than 20 square feet. In some cases, pitch labels have been removed for readability. Gray shading indicates flat, 1/12 or 2/12 pitches. If present, a value of "F" indicates a flat facet (no pitch).

AREA DIAGRAM

Total Area = 13,496 sq ft, with 3 facets.



Note: This diagram shows the square feet of each roof facet (rounded to the nearest foot). The total area in square feet, at the top of this page, is based on the non-rounded values of each roof facet (rounded to the nearest square foot after being totaled).

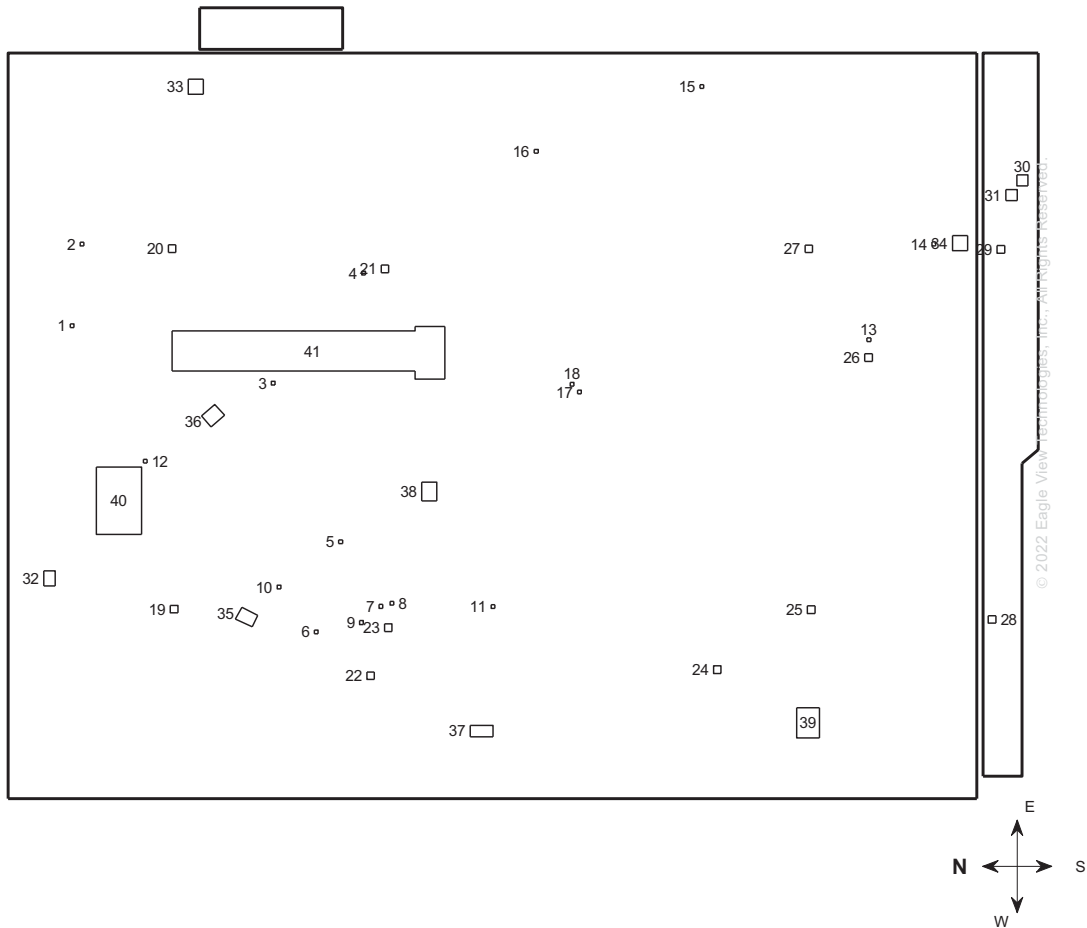
PENETRATIONS

Penetrations Notes Diagram

Penetrations are labeled from smallest to largest for easy reference.

Total Penetrations: 41
Total Penetrations Perimeter = 281 ft

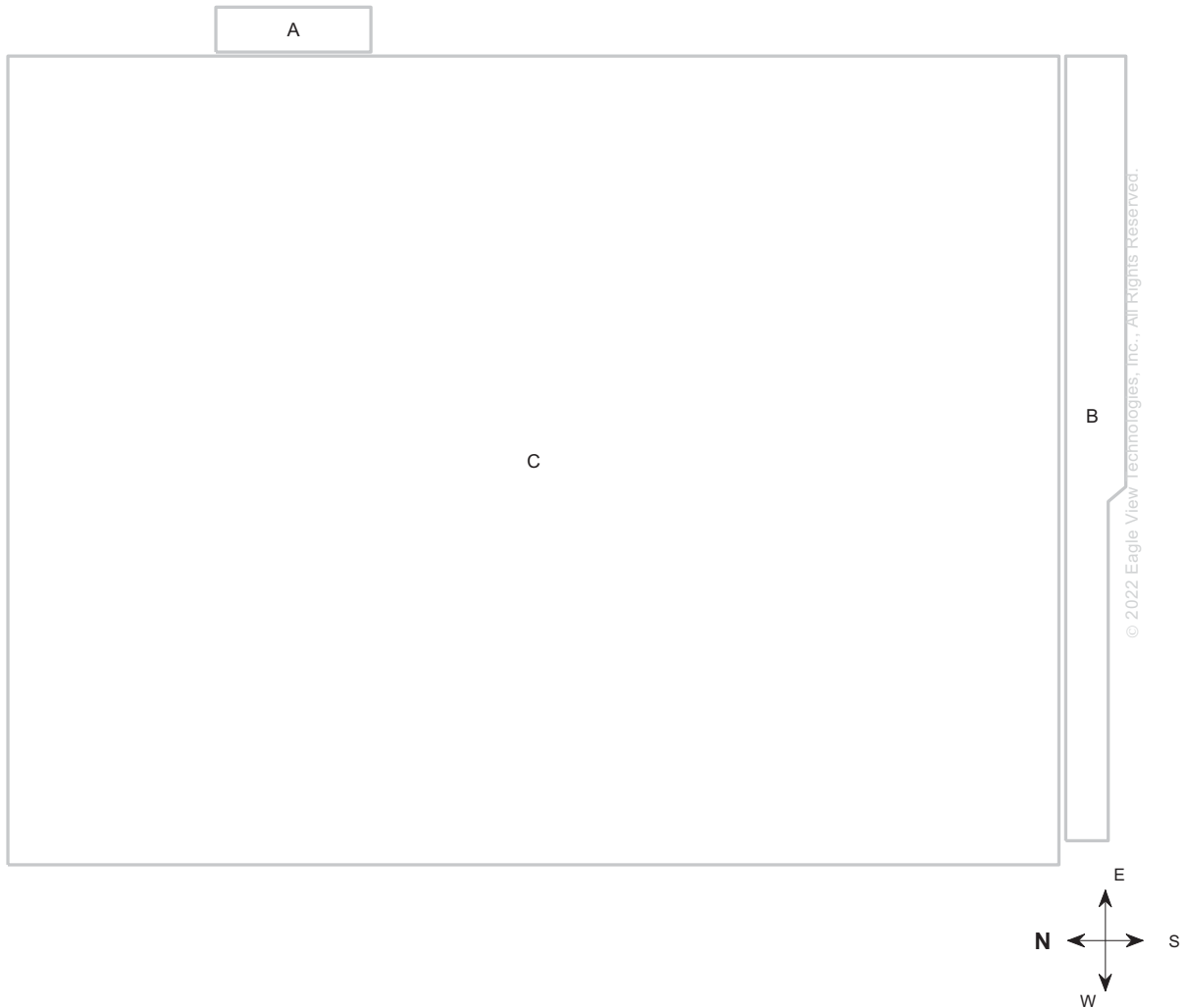
Total Penetrations Area: 316 sq ft
Total Roof Area Less Penetrations = 13,180 sq ft



Note: Any measured penetration smaller than 3x3 feet may need field verification. Accuracy is not guaranteed. The total penetration area is not subtracted from the total roof area.

NOTES DIAGRAM

Roof facets are labeled from smallest to largest (A to Z) for easy reference.



Property Info



Property Location

Longitude = -105.7554977

Latitude = 53.1991115

Online map of property:

http://maps.google.com/maps?f=g&source=s_q&hl=en&geocode=&q=45+15+St+W,Prince+Albert,SK,S6V3P4

Property Info

Year Built:

Effective Year Built: *

*



Notes

This was ordered as a commercial property. There were no changes to the structure in the past four years.

REPORT SUMMARY

Below is a measurement summary using the values presented in this report.

Lengths, Areas and Pitches

Ridge	0 ft (0 Ridges)
Hips.....	0 ft (0 Hips)
Valleys	0 ft (0 Valleys)
Rakes*	0 ft (0 Rakes)
2aEes/ taSteS**	0 ft (0 2aEes)
r Sp 2dge (2aEes 5 Rakes)	0 ft (0 De+gt3s)
LaSapet n alls.....	h11 ft (1P De+gt3s)
Was3i+g	0 ft (0 De+gt3s)
/ tep Was3i+g	0 ft (0 De+gt3s)
78tal ASea	1FPo9 s, ft
78tal Le+etSati8+s ASea.....	F19 s, ft
78tal R88f ASea Dess Le+etSati8+s	1FTlq0 s, ft
78tal Le+etSati8+s LeS4 eteS.....	6q1 ft
LSed84 i+a+t Litrb.....	0v16



78tal R88f Vanets c F

*Rakes are defined as roof edges that are sloped (not level).
 ** Eaves are defined as roof edges that are not sloped and level.

Areas per Pitch

Roof Pitches	0v16
Area (sq ft)	1FPo=q
% of Squares	100%

The table above lists each pitch on this roof and the total area and percent (both rounded) of the roof with that pitch.

Waste Calculation Table

Waste %	0%	10%	12%	15%	17%	20%	22%
Area (sq ft)	1FPo9	1PqP=.9	1=11=.	1=60.P	1=ho0.F	191o=.6	19P9=.1
Squares	1F=.0	1Pq.=	1=1.6	1=.6	1=h.o	196.0	19P.h

This table shows the total roof area and squares (rounded up to the nearest decimal) based upon different waste percentages. The waste factor is subject to the complexity of the roof, individual roofing techniques and your experience. Please consider this when calculating appropriate waste percentages. Note that only roof area is included in these waste calculations. Additional materials needed for ridge, hip, valley, and starter lengths are not included.

Parapet Calculation Table

Wall Height (ft)	1	6	F	P	=	9	h
Vertical Wall Area (sq ft)	h11	1P66	61FF	6qPP	F==	P699	Pohh

This table provides common parapet wall heights to aid you in calculating the total vertical area of these walls. Note that these values assume a 90 degree angle at the base of the wall. Allow for extra materials to cover cant strips and tapered edges.



ROOF MEASUREMENT REPORT

Penetration Table	1-1q	1o-6o	F0-F1	F6	FF-FP	F=	F9	Fh	Fq	Fo
Area (sq ft)	0.6	1	6.6	F	P	P.6	P.=	P.=	=	16
Perimeter (ft)	6	P	9	h	q	q.P	q.9	o	o	1P
	P0	P1								
Area (sq ft)	=P	601.6								
Perimeter (ft)	F0	q9.9								

Any measured penetration smaller than 3x3 feet may need field verification. Accuracy is not guaranteed. The total penetration area is not subtracted from the total roof area.

5/27/2022

Re: CLEAR Program Test Results
Project: RD-414-417

Dear Brett,

Thank you for sending your roof core samples for testing through the CLEAR program. We have completed comprehensive testing of your sample and the results are included with this package. Your test results may include the analysis of the items requested, such as:

- Tensile Strength
- Inter-ply/Surface Bitumen Softening Point/Penetration
- Ply/Bitumen and Scrim Type
- Number of Plies
- Bitumen Weight/Application Rate
- Flexural Strength

Now that you have the results, as a reminder, some objectives of this program are to help you to answer questions like:

- Is the roof failing? Why?
- Expected remaining useful life, approximately?
- Does this sample indicate that this roof needs replaced? Or is this a possible restoration candidate?
- Were there application errors during installation?

If you are looking to restore the roof and these results show this to be a potential candidate, but you need to truly determine if this is a good option for the client, the next steps are:

- Reference the Restoration warranty System Overview document on the Garland HQ.
- Full visual inspection of the rest of the roof and if conditions are suitable
- A quality moisture survey (Infrared or Nuclear) to determine whether the roof is dry enough and what areas of the roof need to be replaced
 - Less than 30% moisture contained within the system is a good benchmark for a cost-effective option versus a replacement
 - A stamped engineering report is best, if possible
- Determine whether the flashings and penetration points need to be replaced, rather than only coated to make the desired restoration warranty period
- Consider which Garland restoration systems make sense. If you are unsure, reach out to the Product Management Team for assistance.

If you have questions about these test results, feel free to call Derek Scavuzzo at 216-430-3520.

Sincerely,
The Garland Laboratory Team



The Garland Company, Inc.
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Police Station

<i>Property</i>	<i>Core Sample</i>	<i>Test Method</i>	<i>Notes</i>
Core Size	13" x 11.5"	ASTM D2829	N/A
Core Weight	2.51 lbs	ASTM D2829	N/A
Surfacing Type	IRMA	Visual	N/A
Ply Type	Felt Paper Felt Paper Felt Paper Felt Paper	ASTM D2829	N/A
Number of Plies	4	ASTM D2829	N/A
Bitumen Type	Asphalt	Solvent Test	N/A
Interply Softening Point	206.2 °F	ASTM D3461	Out of range per type III asphalt
Flood Coat Softening Point	225.2 °F	ASTM D3461	Out of range per type IV asphalt
Pen	20 dmm/ 5 sec	ASTM D5	Within range per type III asphalt
Flexural Strength	N/A	NBS	N/A
Puncture	102.8 lbf	NBS	Exceeded recommended 5 lb minimum
Tensile Strength	N/A	ASTM D2523	N/A
Elongation	N/A	ASTM D2523	N/A



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Police Station Conclusion

The 30 year old core sample is from a 4 ply inverted roofing membrane assembly (IRMA) with felt paper interplies in an asphalt adhesive. The interplies were very easily delaminated by hand as shown in Figure 9. The interplies and overall thickness of the core imply that the system was installed at a lower than specified temperature resulting in thick, viscous layers. The thickest point of adhesive was measured at 125 mils. A typical interply thickness when installed correctly is between 32-40 mils. Due to the overall thickness of the core, specimens could not be cut for tensile, elongation, and flexural strength. A surface coating was used on the membrane, which is unusual for an IRMA system. Instead, a final layer such as paving stones typically protect the membrane from the elements. The softening point and pen tests show that the asphalt adhesive and flood coat responsible for keeping the system intact has lost its oils over time, causing the system to become more brittle. The sample performed well when undergoing puncture testing, implying that the system can withstand foot traffic and most weather phenomena.



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Figure 7: Police Station top view.



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Figure 8: Police Station bottom view.



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Figure 9: Police Station side profile.

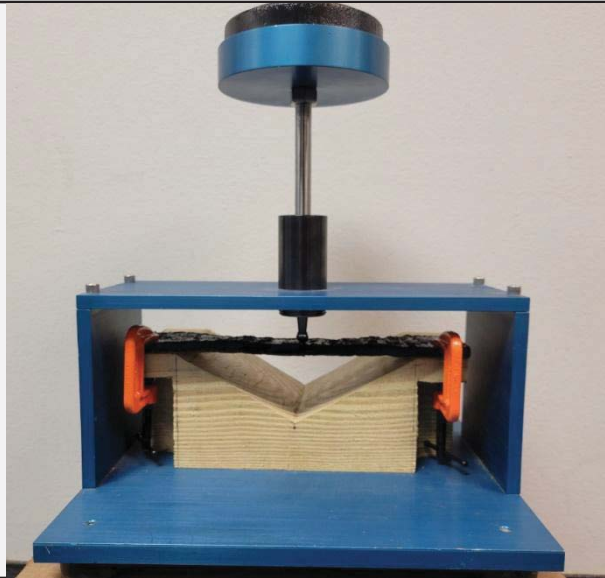


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Figure 17: Sample image of the flexural strength testing apparatus.



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Photo Report

Client: City of Prince Albert

Facility: Police Station

Roof Section: Entire Roof

Report Date: 05/26/2022

Title: Police Station Initial Inspection



Photo 1

Roof Section - I.R.M.A.

In a protected membrane roof, also known as an **inverted roof membrane assembly (IRMA)**, the insulation is installed on top of the membrane.

CLEAR Analysis: The 30 year old core sample is from a 4 ply inverted roofing membrane assembly (IRMA) with felt paper interplies in an asphalt adhesive. The interplies were very easily delaminated by hand as shown in Figure 9. The interplies and overall thickness of the core imply that the system was installed at a lower than specified temperature resulting in thick, viscous layers. The thickest point of adhesive was measured at 125 mils. A typical interply thickness when installed correctly is between 32-40 mils. Due to the overall thickness of the core, specimens could not be cut for tensile, elongation, and flexural strength. A surface coating was used on the membrane, which is unusual for an IRMA system. Instead, a final layer such as paving stones typically protect the membrane from

the elements. The softening point and pen tests show that the asphalt adhesive and flood coat responsible for keeping the system intact has lost its oils over time, causing the system to become more brittle. The sample performed well when undergoing puncture testing, implying that the system can withstand foot traffic and most weather phenomena.



Photo 2

Insulation: Extruded polystyrene insulation beginning to shrink from exposure to UV and other elements. EPS also experiences post- molding shrinkage; it shrinks dimensionally from its molded size after processing.

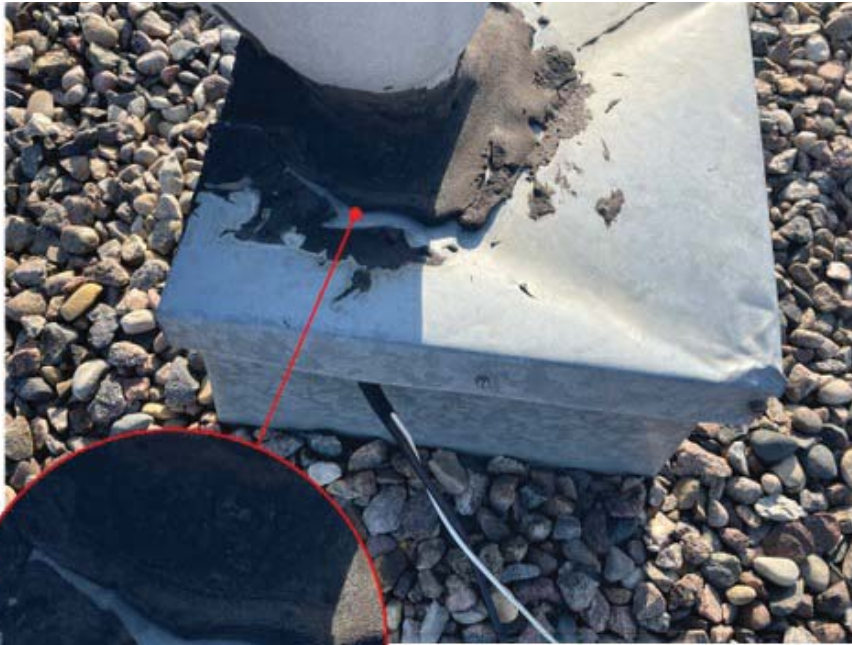


Photo 3

Caulking Deterioration: As caulking is exposed to UV rays and temperature fluctuations it loses its flexibility and develops cracks. Once this occurs splits develop allowing water to penetrate walls and buildings causing damage as well as leaks.



Photo 4

Caulking Deterioration: As caulking is exposed to UV rays and temperature fluctuations it loses its flexibility and develops cracks. Once this occurs splits develop allowing water to penetrate walls and buildings causing damage as well as leaks.



Photo 5

Caulking Deterioration: As caulking is exposed to UV rays and temperature fluctuations it loses its flexibility and develops cracks. Once this occurs splits develop allowing water to penetrate walls and buildings causing damage as well as leaks.



Photo 6

Drain Screen: Cracked



Photo 7

Insulation: Extruded polystyrene insulation beginning to shrink from exposure to UV and other elements. EPS also experiences post- molding shrinkage; it shrinks dimensionally from its molded size after processin



Photo 8

Caulking Deterioration: As caulking is exposed to UV rays and temperature fluctuations it loses its flexibility and develops cracks. Once this occurs splits develop allowing water to penetrate walls and buildings causing damage as well as leaks.



Photo 9

Caulking Deterioration: As caulking is exposed to UV rays and temperature fluctuations it loses its flexibility and develops cracks. Once this occurs splits develop allowing water to penetrate walls and buildings causing damage as well as leaks.



Photo 10

Insulation: Extruded polystyrene insulation beginning to shrink from exposure to UV and other elements. EPS also experiences post- molding shrinkage; it shrinks dimensionally from its molded size after processing.



Photo 11

Insulation: Extruded polystyrene insulation beginning to shrink from exposure to UV and other elements. EPS also experiences post- molding shrinkage; it shrinks dimensionally from its molded size after processing.



Photo 12

CLEAR Membrane Analysis: Fire extinguisher present when torch is being used



Photo 13

CLEAR Membrane
Analysis: Removal of
EPS insulation to get to
water proofing
membrane



Photo 14

CLEAR Membrane
Analysis: Removal of
waterproofing
membrane

Photo 15

CLEAR Membrane Analysis: Properly cleaning and drying area before repair



Photo 16

CLEAR Membrane Analysis: Repairing CLEAR membrane sample





Photo 17

CLEAR Membrane

Analysis: EPS put back into place



Photo 18

CLEAR Membrane

Analysis: Covered with gravel and returned to its previous condition




Solution Options

Client: City of Prince Albert

Facility: Police Station

Roof Section: Entire Roof

Replace Options

Solution Option:	Replace 	Action Year:	2024
Square Footage:	13,496	Expected Life (Years):	30
Budget Range:	\$390,000.00 - \$455,000.00		

Scope of Work: Replacement

1. Remove all roof components to roof deck;
2. Install new vapour barrier, cold applied with adhesive;
3. Install new polyisocyanurate insulation, set in hot asphalt;
4. Install new wood fiberboard, set in hot asphalt;
5. Install new SBS modified bitumen generic base sheet, set in hot asphalt;
6. Install new SBS modified bitumen cap sheet, set in hot asphalt;
7. Install new surfacing of gravel adhered in hot asphalt;
8. Install new drains, vents, and steel flashings.

Facility Name:	PAPS SUB-STATION
-----------------------	-------------------------

Field Names	Descriptors
-------------	-------------

WT ID: B175

Address: 40 10 Street East

Size: 15,840 Square Feet - this includes main floor, basement

Year Constructed: 1966 Initial Construction

Facility Age (In Years): 58 based on calculation from 1966 to 2024

Type of Construction: Building is constructed of concrete exterior walls, floors and roof, interior walls are constructed of steel studs and gypsum board finish. Exterior walls are concrete with brick veneer finish. Roof is a inverted roofing membrane assembly (IRMA).

Significant or Hazardous Issues: The boiler exhaust duct covering and heating pipe elbows in main garage bay are insulated with asbestos containing material.

Original Construction Cost: Will work with Assessment Division to update values in 2025

Assessed Land Value

Assessed Building Value

Assessed Land and Building Value

Facility Replacement Cost:

Actual Operating Costs:

State of Facility (5 year plan):

	2025
Replacement of the building control air compressor	\$15,000.00

	2026
No projects planned or required at this time.	

	2027
No projects planned or required at this time.	

	2028
No projects planned or required at this time.	

	2029
No projects planned or required at this time.	

TOTAL COSTS FOR 2025 TO 2029	\$15,000.00
-------------------------------------	--------------------

Current Use of Facility: The Sub-station is home to Community Safety Officer, Victim Services, Traffic, Canine Section, Child Protection Unit, ICE Unit Community Policing, Admin Inspector for Support Services.

Hours of Operation: Office hours 8:30AM to 4:30PM
This facility also serves Canine and Traffic members 24-7

Emergency Generator: No

Fire Alarm System: Yes. Certified Annually

Fire Suppression System: None

Historical Designation: No

Facility Condition: (Good, Fair or Poor) Good

Recommendation to Keep: Yes
None

Summary: Facility is being used as intended

Attachments: Recent/Current City Pictures



POLICE



POLICE
PARKING
← ONLY →

Facility Name:	PA DRIFTERS ROWING-DENT CLUBHOUSE
-----------------------	--

Field Names	Descriptors
-------------	-------------

WT ID: B103

Address: 804 River Street West

Size: 2,240 Square Feet

Year Constructed: 1969

Facility Age (In Years): 55 Based on Calculation from 1969 to 2024

Type of Construction: Conventional wood framing with stucco exterior, and asphalt shingles

Significant or Hazardous Issues: None

Original Construction Cost: Will work with Assessment Division to update values in 2025

Assessed Land Value

Assessed Building Value

Assessed Land and Building Value

Facility Replacement Cost:

Actual Operating Costs:

State of Facility (5 year plan):

	2025
No projects planned or required at this time.	

	2026
No projects planned or required at this time.	

No projects planned or required at this time.	

	2028
No projects planned or required at this time.	

	2029
No projects planned or required at this time.	

TOTAL COSTS FOR 2025 TO 2029	\$0.00
-------------------------------------	---------------

Recommendation to Keep: Yes

Summary: The building is being used as intended.

Attachments: Recent/Current City Pictures



Facility Name:	BOYS SCOUTS HALL
-----------------------	-------------------------

Field Names	Descriptors
-------------	-------------

WT ID: B104

Address: 1301 13 Street West

Size: 2,650 Square Feet

Year Constructed: 1988

Facility Age (In Years): 36 Based on Calculation from 1988 to 2024

Type of Construction: Conventional wood frame construction; vinyl siding; conventional truss roof and asphalt shingles; forced air furnace

Significant or Hazardous Issues: None

Original Construction Cost: Will work with Assessment Division to update values in 2025

Assessed Land Value

Assessed Building Value

Assessed Land and Building Value

Facility Replacement Cost:

Actual Operating Costs:

State of Facility (5 year plan): 2025
No projects planned or required at this time.

2026

No projects planned or required at this time.

No projects planned or required at this time.

2028

No projects planned or required at this time.

2029

No projects planned or required at this time.

TOTAL COSTS FOR 2025 TO 2029 **\$0.00**

Recommendation to Keep: Yes

Summary: This facility is used quite frequently by EA Rawlinson staff to build props for up coming plays or shows. The facility is operating as intended

Attachments: Recent/Current City Pictures



Facility Name:	PRIME MINISTERS PARK FINISH LINE BUILDING
-----------------------	--

Field Names	Descriptors
-------------	-------------

WT ID: B121

Address: 3230J 6 Avenue E

Size: 1,630 Square Feet

Year Constructed: 1995

Facility Age (In Years): 16 Based on Calculation from 1995 to 2011

Type of Construction: Conventional wood frame construction, stucco exterior finish, conventional cottage rafter system, asphalt shingles.

Significant or Hazardous Issues: None

Original Construction Cost: Will work with Assessment Division to update values in 2025

Assessed Land Value

Assessed Building Value

Assessed Land and Building Value

Facility Replacement Cost:

Actual Operating Costs:

State of Facility (5 year plan):

	2025
No projects planned or required at this time.	

	2026
No projects planned or required at this time.	

	2027
No projects planned or required at this time.	

	2028
No projects planned or required at this time.	

	2029
No projects planned or required at this time.	

TOTAL COSTS FOR 2025 TO 2029	\$0.00
-------------------------------------	---------------

Agreement/Lease Information: Saskatchewan Rivers School Division 119, for 35% of the annual maintenance costs and 50% of Capital costs.

Current Use of Facility: Houses equipment for track and field, soccer and football. Announcers viewing area, results area and photo finish lab for Track and Field events at Harry Jerome Track and Prime Minister's Park.

Hours of Operation: Does not apply

Facility Condition: (Good, Fair or Poor) Good

Recommendation to Keep: Yes

Summary: Facility is being operated as intended

Attachments: Recent/Current City Pictures



Facility Name:	CAR GUYS BALL PARK CONCESSION
-----------------------	--------------------------------------

Field Names	Descriptors
-------------	-------------

WT ID: B125

Address: 1695 6 Avenue NE

Size: 800 Square Feet

Year Constructed: 2000

Facility Age (In Years): 24 Based on Calculation from 2000 to 2024

Type of Construction: Slab on grade, conventional wood framing complete with metal siding exterior finish and conventional rafters with Metal roofing

Significant or Hazardous Issues: None

Original Construction Cost: Will work with Assessment Division to update values in 2025

Assessed Land Value

Assessed Building Value

Assessed Land and Building Value

Facility Replacement Cost:

Actual Operating Costs:

State of Facility (5 year plan): 2025

No projects planned or required at this time.

2026

No projects planned or required at this time.

No projects planned or required at this time.

2028

No projects planned or required at this time.

2029

No projects planned or required at this time.

TOTAL COSTS FOR 2025 TO 2029 **\$0.00**

Recommendation to Keep: Yes

Summary: Facility is operating as intended

Attachments: Recent/Current City Pictures



Facility Name:	CAR GUYS BALL PARK RESTROOM
-----------------------	------------------------------------

Field Names	Descriptors
-------------	-------------

WT ID: B126

Address: 1695B 6 Avenue NE

Size: 188 Square Feet

Year Constructed: 2004

Facility Age (In Years): 20 Based on Calculation from 2004 to 2020

Type of Construction: Slab on grade foundation, conventional wood frame construction, metal siding and metal roofing

Significant or Hazardous Issues: None

Original Construction Cost: Will work with Assessment Division to update values in 2025

Assessed Land Value

Assessed Building Value

Assessed Land and Building Value

Facility Replacement Cost:

Actual Operating Costs:

State of Facility (5 year plan): 2025

2026

2028

2029

TOTAL COSTS FOR 2025 TO 2029 **\$0.00**

Recommendation to Keep: Yes

Summary: Facility is being used as intended

Attachments: Recent/Current City Pictures



Facility Name:	LITTLE RED RIVER PARK LOG CABIN
-----------------------	--

Field Names	Descriptors
-------------	-------------

WT ID:	B145	
Address:	1390B 15 Street NE	
Size:	1,032	Total Building Square Footage
Year Constructed:	Unknown	
Facility Age (In Years):	Unknown	
Type of Construction:	10 inch pine log construction, conventional wood framed roof with cedar shingles	
Significant or Hazardous Issues:	None	
Original Construction Cost:	Will work with Assessment Division to update values in 2025	
Assessed Land Value		
Assessed Building Value		
Assessed Land and Building Value		
Facility Replacement Cost:		
Actual Operating Costs:		
State of Facility (5 year plan):	2025	
	Replace carpet, re-finish concrete floor and paint all the picnic tables	\$12,000.00
	2026	
	Cover all counter tops with lexan	\$4,500.00
	No projects planned or required at this time.	
	2028	
	No projects planned or required at this time.	
	2029	
	No projects planned or required at this time.	
	TOTAL COSTS FOR 2025 TO 2029	\$16,500.00
Agreement/Lease Information:	Nathan Stregger - Ski Hill Operator	
Current Use of Facility:	Available for winter and summer rentals	
Hours of Operation:	10am to 7:00pm in conjunction with the winter skiing season	
Fire Suppression System:	No	
Facility Condition: (Good, Fair or Poor)	Fair	
Recommendation to Keep:	Yes	
Summary:	Facility is being used as intended	
Attachments:	Recent/Current City Pictures	



Facility Name:	LITTLE RED RIVER PARK PUMP HOUSE
-----------------------	---

Field Names	Descriptors
-------------	-------------

WT ID: B148

Address: 1390 15 Street NE

Size: 144 Square Feet

Year Constructed: 1990

Facility Age (In Years): 34 Based on Calculation from 1990 to 2024

Type of Construction: Concrete slab on grade foundation, conventional wood construction perimeter complete with a painted plywood interior and baseboard heat

Significant or Hazardous Issues: None

Original Construction Cost:
 Assessed Land Value
 Assessed Building Value
 Assessed Land and Building Value
 Facility Replacement Cost:
 Actual Operating Costs:

Will work with Assessment Division to update values in 2025

State of Facility (5 year plan):

	2025
--	------

	2026
--	------

	2027
--	------

	2028
--	------

	2029
--	------

TOTAL COSTS FOR 2025 TO 2029	\$0.00
-------------------------------------	---------------

Recommendation to Keep: Yes

Summary: Facility is being used as intended



Facility Name:	LITTLE RED RIVER PARK PICNIC SHELTERS (4 LOCATIONS)
-----------------------	--

Field Names	Descriptors
-------------	-------------

WT ID:

Address:

Size:

Year Constructed:

Facility Age (In Years):

Type of Construction:

Significant or Hazardous Issues:

Original Construction Cost:

Assessed Land Value

Assessed Building Value

Assessed Land and Building Value

Facility Replacement Cost:

Actual Operating Costs:

State of Facility (5 year plan):

TOTAL COSTS FOR 2025 TO 2029 **\$0.00**

Recommendation to Keep:

Summary:

Attachments:







Facility Name:	LITTLE RED RIVER PARK WARM UP SHELTER #1
-----------------------	---

Field Names	Descriptors
-------------	-------------

WT ID:

Address:

Size:

Year Constructed:

Facility Age (In Years): Based on Calculation from 2023 to 2024

Type of Construction:

Significant or Hazardous Issues:

Original Construction Cost:

Assessed Land Value Will work with Assessment Division to update values in 2025

Assessed Building Value

Assessed Land and Building Value

Facility Replacement Cost:

Actual Operating Costs:

State of Facility (5 year plan):

	2025
No projects planned or required at this time.	

	2026
No projects planned or required at this time.	

No projects planned or required at this time.	

	2028
No projects planned or required at this time.	

	2029
No projects planned or required at this time.	

TOTAL COSTS FOR 2025 TO 2029	\$0.00
-------------------------------------	---------------

Recommendation to Keep:

Summary:

Attachments: Recent/Current City Pictures



Facility Name:	LITTLE RED RIVER PARK WARM UP SHELTER #2
-----------------------	---

Field Names	Descriptors
-------------	-------------

WT ID: B151

Address: 1390L 15 Street NE

Size: 384 Square Feet

Year Constructed: 2023

Facility Age (In Years): 1 Based on Calculation from 2023 to 2024

Type of Construction: Construction, slab on grade built of wood frame construction with shingle roof

Significant or Hazardous Issues: None

Original Construction Cost: Will work with Assessment Division to update values in 2025

Assessed Land Value

Assessed Building Value

Assessed Land and Building Value

Facility Replacement Cost:

Actual Operating Costs:

State of Facility (5 year plan): 2025

No projects planned or required at this time.

2026

No projects planned or required at this time.

No projects planned or required at this time.

2028

No projects planned or required at this time.

2029

No projects planned or required at this time.

TOTAL COSTS FOR 2025 TO 2029 **\$0.00**

Recommendation to Keep: Yes

Summary: The warm up shelter is opened up to the public Nov 1 to April 1, closed the rest of the year.

Attachments: Recent/Current City Pictures



VIOLET'S

www.violetshouse.com

1300 - 15th Street NE

HOURS OF OPERATION
Tue - Sat 10am - 5pm
Sun 12pm - 4pm

Facility Name:	LITTLE RED RIVER PARK WARM UP SHELTER #3
-----------------------	---

Field Names	Descriptors
-------------	-------------

WT ID: B151

Address: 1390J 15 Street NE

Size: 384 Sq ft

Year Constructed: 2023

Facility Age (In Years): 1 Based on Calculation from 2023 to 2024

Type of Construction: Construction, slab on grade built of wood frame construction with shingle roof

Significant or Hazardous Issues: None

Original Construction Cost: Will work with Assessment Division to update values in 2025

Assessed Land Value

Assessed Building Value

Assessed Land and Building Value

Facility Replacement Cost:

Actual Operating Costs:

State of Facility (5 year plan): 2025

No projects planned or required at this time.

2026

No projects planned or required at this time.

2027

No projects planned or required at this time.

2028

No projects planned or required at this time.

2029

No projects planned or required at this time.

TOTAL COSTS FOR 2025 TO 2029 \$0.00

Recommendation to Keep: Yes

Summary: The warm up shelter is opened up to the public Nov 1 to April 1, closed the rest of the year.

Attachments: Recent/Current City Pictures



Facility Name:	LITTLE RED RIVER PARK SELF CONTAINED WASHROOM
-----------------------	--

Field Names	Descriptors
-------------	-------------

WT ID: B151

Address: 1390 15 Street NE

Size: 320 square Feet - note 40' x 8' sea can container

Year Constructed: 2024

Facility Age (In Years): 0 Based on Calculation from 2024 to 2024

Type of Construction: constructed of steel studs and gypsum board inside a steel container

Significant or Hazardous Issues: None

Original Construction Cost: Will work with Assessment Division to update values in 2025

Assessed Land Value

Assessed Building Value

Assessed Land and Building Value

Facility Replacement Cost:

Actual Operating Costs:

State of Facility (5 year plan):

	2025
No projects planned or required at this time.	

	2026
No projects planned or required at this time.	

	2027
No projects planned or required at this time.	

	2028
No projects planned or required at this time.	

	2029
No projects planned or required at this time.	

TOTAL COSTS FOR 2025 TO 2029	\$0.00
-------------------------------------	---------------

Recommendation to Keep: Yes


Summary: This self contained washroom facility will be open to the public year round.

CITY OF PRINCE ALBERT PARK WASHROOM



SHEET LIST	
SHEET #	SHEET NAME
A000	COVER SHEET
A101	FLOOR PLAN & ENLARGED FLOOR PLAN
A201	INTERIOR ELEVATIONS
A301	SECTIONS

SHEET LIST	
SHEET #	SHEET NAME
A401	PLUMBING WALL FRAMING
A501	PRODUCT SPECIFICATIONS
A502	PRODUCT SPECIFICATIONS
A503	PRODUCT SPECIFICATIONS

OWNER	FILE	SHEET LABEL
DF	A000	COVER SHEET
SCALE		PROJECT: CITY OF PRINCE ALBERT
PROJECT NAME		CITY OF PRINCE ALBERT PARK WASHROOM
		
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480" (40')

Shipping Container - Full Wrap
3M IJ 180mC-10 Digital Print Wrap Film w/3M 8518 UV Gloss Protective Overlaminate
1 Side

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Markit
SIGNS WRAPS DESIGN

Facility Name:	LITTLE RED RIVER PARK SKI WORKSHOP/MAINTENANCE SHOP
-----------------------	--

Field Names	Descriptors
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WT ID: B146

Address: 1390C 15 Street NE

Size: 520 Square Feet

Year Constructed: 1990

Facility Age (In Years): 34 Based on Calculation from 1990 to 2024

Type of Construction: Slab on grade, conventional wood construction, 1/2 log siding, conventional roof with asphalt shingles.

Significant or Hazardous Issues: None

Original Construction Cost:
 Assessed Land Value
 Assessed Building Value
 Assessed Land and Building Value
 Facility Replacement Cost:
 Actual Operating Costs:

Will work with Assessment Division to update values in 2025

State of Facility (5 year plan):

	2025
No projects planned or required at this time.	

	2026
No projects planned or required at this time.	

	2027
No projects planned or required at this time.	

	2028
No projects planned or required at this time.	

	2029
No projects planned or required at this time.	

TOTAL COSTS FOR 2025 TO 2029	\$0.00
-------------------------------------	---------------

Facility Condition: (Good, Fair or Poor) Good

Recommendation to Keep: Yes

Summary: Facility is being used as intended

Attachments: Recent/Current City Pictures



Facility Name:	LITTLE RED RIVER PARK EQUIPMENT STORAGE BUILDING
-----------------------	---

Field Names	Descriptors
-------------	-------------

WT ID: B147

Address: 1390D 15 Street NE

Size: 100 Square Feet

Year Constructed: 1990 Initial Construction

Facility Age (In Years): 34 Based on Calculation from 1990 to 2024

Type of Construction: Slab on grade, conventional wood construction with metal exterior.

Significant or Hazardous Issues: None

Original Construction Cost:
 Assessed Land Value
 Assessed Building Value
 Assessed Land and Building Value
 Facility Replacement Cost:
 Actual Operating Costs:

Will work with Assessment Division to update values in 2025

State of Facility (5 year plan):

	2025
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	2026
--	------

	2027
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	2028
--	------

	2029
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TOTAL COSTS FOR 2025 TO 2029	\$0.00
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Current Use of Facility: Storage

Hours of Operation: Does not apply

Facility Condition: (Good, Fair or Poor) Good

Recommendation to Keep: Yes

Summary: The facility is being used as intended

Attachments: Recent/Current City Pictures



Facility Name:	LITTLE RED RIVER PARK SKI CLUB STORAGE BUILDING
-----------------------	--

Field Names	Descriptors
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WT ID: B150

Address: 1390 15 Street NE

Size: 320 Square Feet

Year Constructed: 2010

Facility Age (In Years): 14 Based on Calculation from 2010 to 2024

Type of Construction: Slab on grade, Conventional wood frame construction, Metal exterior finish

Significant or Hazardous Issues: None

Original Construction Cost:
 Assessed Land Value
 Assessed Building Value
 Assessed Land and Building Value
 Facility Replacement Cost:
 Actual Operating Costs:

Will work with Assessment Division to update values in 2025

State of Facility (5 year plan):

	2025
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	2026
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	2027
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	2028
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	2029
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TOTAL COSTS FOR 2025 TO 2029	\$0.00
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Agreement/Lease Information: Prince Albert Ski Club

Current Use of Facility: Storage for Ski Club equipment

Hours of Operation: N/A

Facility Condition: (Good, Fair or Poor) Good

Recommendation to Keep: Yes

Summary: Facility is being used as intended

Attachments: Recent/Current City Pictures



Facility Name:	LITTLE RED RIVER PARK SKI HILL ELECTRIC SHED
-----------------------	---

Field Names	Descriptors
-------------	-------------

WT ID:

Address:

Size:

Year Constructed:

Facility Age (In Years):

Type of Construction:

Significant or Hazardous Issues:

Original Construction Cost:

Assessed Land Value

Assessed Building Value

Assessed Land and Building Value

Facility Replacement Cost:

Actual Operating Costs:

State of Facility (5 year plan):

	2025
No projects planned or required at this time.	

	2026
No projects planned or required at this time.	

No projects planned or required at this time.	

	2028
No projects planned or required at this time.	

	2029
No projects planned or required at this time.	

TOTAL COSTS FOR 2025 TO 2029	\$0.00
-------------------------------------	---------------

Recommendation to Keep:

Summary:

Attachments: Recent/Current City Pictures



Facility Name:	LITTLE RED RIVER PARK WASHROOMS (2 LOCATIONS)
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Field Names	Descriptors
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WT ID: B152

Address: 1390 15 Street NE

Size: 376 Each Washroom is 188 Square Feet in Size

Year Constructed: 1990

Facility Age (In Years): 34 Based on Calculation from 1990 to 2024

Type of Construction: Conventional wood frame construction complete with 1/2 log siding to perimeter

Significant or Hazardous Issues: None

Original Construction Cost: Will work with Assessment Division to update values in 2025

Assessed Land Value

Assessed Building Value

Assessed Land and Building Value

Facility Replacement Cost:

Actual Operating Costs:

State of Facility (5 year plan):

	2025
No projects planned or required at this time.	

	2026
No projects planned or required at this time.	

	2027
No projects planned or required at this time.	

	2028
No projects planned or required at this time.	

	2029
No projects planned or required at this time.	

TOTAL COSTS FOR 2025 TO 2029	\$0.00
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Agreement/Lease Information: Prince Albert Metis Woman's Association.

Current Use of Facility: Public rest rooms at two locations around the park

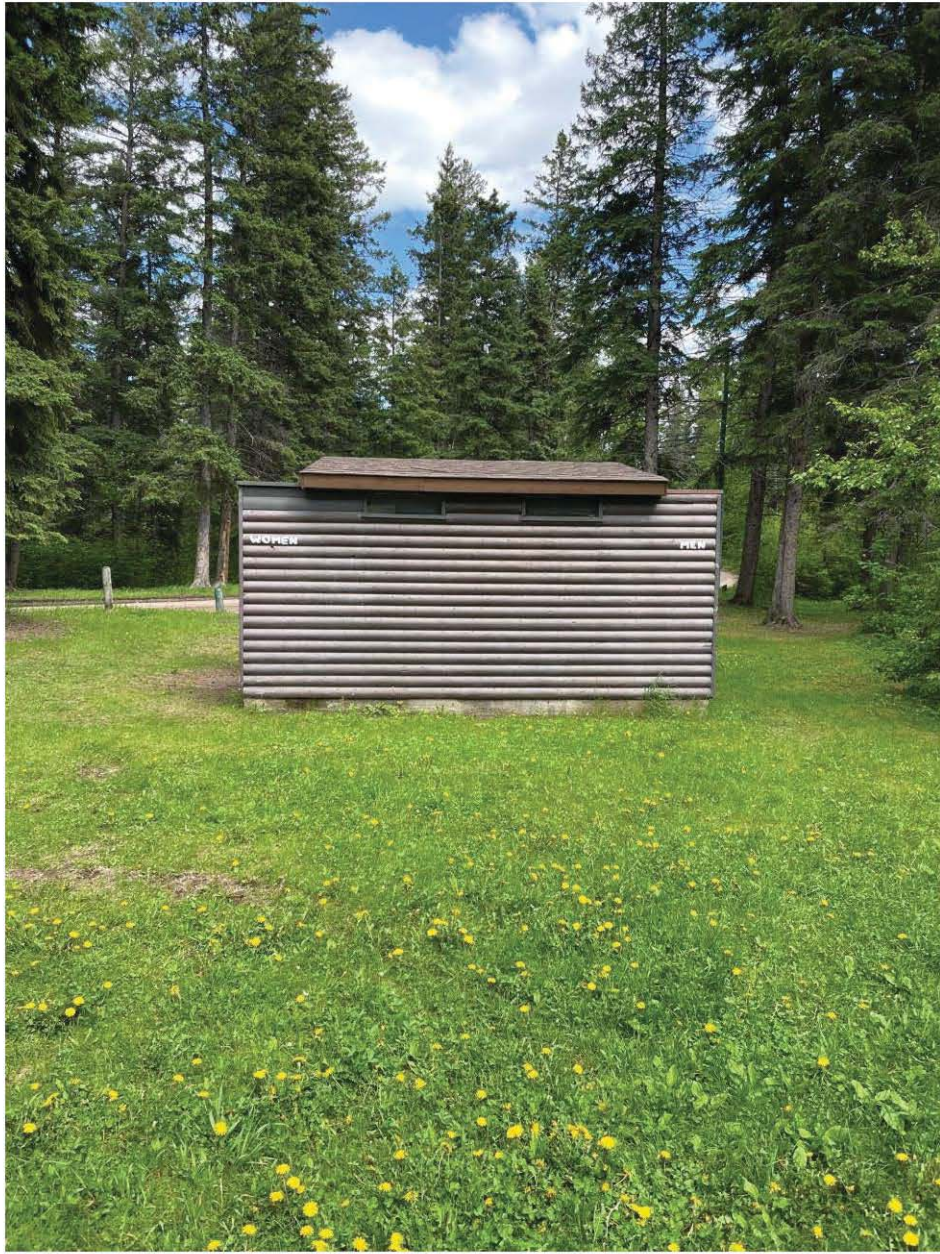
Hours of Operation: Whenever the park is open

Facility Condition: (Good, Fair or Poor) Fair

Recommendation to Keep: Yes

Summary: The locations are being used as intended but the introduction of proper doors, frames and hardware will improve the maintenance and administration of the washrooms at the two locations

Attachments: Recent/Current City Pictures



Facility Name:	GOLF COURSE MAINTENANCE SHOP
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Field Names	Descriptors
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WT ID: B138

Address: 1000 22 Street East

Size: 2,490

Year Constructed: Unknown

Facility Age (In Years): Unknown

Type of Construction: Quonset style building, conventional wood construction, forced air heat, metal roofing.

Significant or Hazardous Issues: None

Original Construction Cost:
 Assessed Land Value
 Assessed Building Value
 Assessed Land and Building Value
 Facility Replacement Cost:
 Actual Operating Costs:

Will work with Assessment Division to update values in 2025

State of Facility (5 year plan):

2025	
Fence off the maintenance compound to secure city equipment and staff safety cost	\$48,000.00
Revisit the possibility of a new storage /maintenance building cost 80,000 to 110,000	\$110,000.00
PM service to the pump house equipment	\$5,000.00

2026	
Move storage building from driving range site to maintenance compound to allow indoor storage	\$35,000.00

2027	
No projects planned or required at this time.	

2028	
No projects planned or required at this time.	

2029	
No projects planned or required at this time.	

TOTAL COSTS FOR 2025 TO 2029	\$198,000.00
-------------------------------------	---------------------

Current Use of Facility: Repair shop for golf course maintenance equipment

Hours of Operation: Daily as required by the golf course maintenance team

Facility Condition: (Good, Fair or Poor) Fair

Recommendation to Keep: Yes

Summary: Facility is being used as intended

Attachments: Recent/Current City Pictures



Facility Name:	GOLF COURSE MAINTENANCE BUILDING #1
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Field Names	Descriptors
-------------	-------------

WT ID: B138

Address: 1000A 22 Street East

Size: 144 Square ft 12'x 12'

Year Constructed: Unknown

Facility Age (In Years): Unknown

Type of Construction: conventional wood construction, with vinyl siding and asphalt shingles

Significant or Hazardous Issues: None

Original Construction Cost: Will work with Assessment Division to update values in 2025

Assessed Land Value

Assessed Building Value

Assessed Land and Building Value

Facility Replacement Cost:

Actual Operating Costs:

State of Facility (5 year plan): 2025
No projects planned or required at this time.

2026

No projects planned or required at this time.

No projects planned or required at this time.

2028

No projects planned or required at this time.

2029

No projects planned or required at this time.

TOTAL COSTS FOR 2025 TO 2029 **\$0.00**

Current Use of Facility: Repair shop for golf course maintenance equipment

Hours of Operation: Daily as required by the golf course maintenance team

Facility Condition: (Good, Fair or Poor) Fair

Recommendation to Keep: Yes

Summary: Facility is being used as intended

Attachments: Recent/Current City Pictures



Facility Name:	GOLF COURSE MAINTENANCE BUILDING #2
-----------------------	--

Field Names	Descriptors
-------------	-------------

WT ID: B138

Address: 1000B 22 Street East

Size: 960 Square ft

Year Constructed: 2016

Facility Age (In Years): 8 Based on calculation from 2016 to 2024

Type of Construction: Metal stub construction, with propane heat, metal roofing.

Significant or Hazardous Issues: None

Original Construction Cost:
 Assessed Land Value
 Assessed Building Value
 Assessed Land and Building Value
 Facility Replacement Cost:
 Actual Operating Costs:

Will work with Assessment Division to update values in 2025

State of Facility (5 year plan):

	2025
No projects planned or required at this time.	

	2026
No projects planned or required at this time.	

	2027
No projects planned or required at this time.	

	2028
No projects planned or required at this time.	

	2029
No projects planned or required at this time.	

TOTAL COSTS FOR 2025 TO 2029	\$0.00
-------------------------------------	---------------

Current Use of Facility: Repair shop for golf course maintenance equipment

Hours of Operation: Daily as required by the golf course maintenance team

Facility Condition: (Good, Fair or Poor) Fair

Recommendation to Keep: Yes

Summary: Facility is being used as intended

Attachments: Recent/Current City Pictures



Facility Name:	GOLF COURSE MAINTENANCE BUILDING #3
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Field Names	Descriptors
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WT ID: B138

Address: 1000L 22 Street East

Size: 144 Square ft 12'x 12'

Year Constructed: Unknown

Facility Age (In Years): Unknown

Type of Construction: conventional wood construction, vinyl siding with shingle roofing.

Significant or Hazardous Issues: None

Original Construction Cost:
 Assessed Land Value
 Assessed Building Value
 Assessed Land and Building Value
 Facility Replacement Cost:
 Actual Operating Costs:

Will work with Assessment Division to update values in 2025

State of Facility (5 year plan):

	2025
No projects planned or required at this time.	

	2026
No projects planned or required at this time.	

	2027
No projects planned or required at this time.	

	2028
No projects planned or required at this time.	

	2029
No projects planned or required at this time.	

TOTAL COSTS FOR 2025 TO 2029	\$0.00
-------------------------------------	---------------

Current Use of Facility: Repair shop for golf course maintenance equipment

Hours of Operation: Daily as required by the golf course maintenance team

Facility Condition: (Good, Fair or Poor) Fair

Recommendation to Keep: Yes

Summary: Facility is being used as intended

Attachments: Recent/Current City Pictures



Facility Name:	GOLF COURSE MAINTENANCE BUILDING #4
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Field Names	Descriptors
-------------	-------------

WT ID: B138

Address: 1000 22 Street East

Size: 144 Square ft 12'x 12'

Year Constructed: Unknown

Facility Age (In Years): Unknown

Type of Construction: conventional wood construction, vinyl siding with asphalt shingle roofing.

Significant or Hazardous Issues: None

Original Construction Cost:
 Assessed Land Value
 Assessed Building Value
 Assessed Land and Building Value
 Facility Replacement Cost:
 Actual Operating Costs:

Will work with Assessment Division to update values in 2025

State of Facility (5 year plan):

	2025
No projects planned or required at this time.	

	2026
No projects planned or required at this time.	

No projects planned or required at this time.	

	2028
No projects planned or required at this time.	

	2029
No projects planned or required at this time.	

TOTAL COSTS FOR 2025 TO 2029	\$0.00
-------------------------------------	---------------

Current Use of Facility: Repair shop for golf course maintenance equipment

Hours of Operation: Daily as required by the golf course maintenance team

Facility Condition: (Good, Fair or Poor) Fair

Recommendation to Keep: Yes

Summary: Facility is being used as intended

Attachments: Recent/Current City Pictures



Facility Name:	GOLF COURSE MAINTENANCE BUILDING #5
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Field Names	Descriptors
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WT ID:	B138
Address:	1000 22 Street East
Size:	8' x 12'
Year Constructed:	Unknown
Facility Age (In Years):	Unknown
Type of Construction:	conventional wood construction, vinyl siding with asphalt shingle roofing.
Significant or Hazardous Issues:	None
Original Construction Cost:	Will work with Assessment Division to update values in 2025 Assessed Land Value Assessed Building Value Assessed Land and Building Value
Assessed Land Value	
Assessed Building Value	
Assessed Land and Building Value	
Facility Replacement Cost:	
Actual Operating Costs:	
State of Facility (5 year plan):	2025
	No projects planned or required at this time.
	2026
	No projects planned or required at this time.
	2027
	No projects planned or required at this time.
	2028
	No projects planned or required at this time.
	2029
	No projects planned or required at this time.
	TOTAL COSTS FOR 2025 TO 2029
	\$0.00
Current Use of Facility:	Repair shop for golf course maintenance equipment
Hours of Operation:	Daily as required by the golf course maintenance team
Facility Condition: (Good, Fair or Poor)	Fair
Recommendation to Keep:	Yes
Summary:	Facility is being used as intended
Attachments:	Recent/Current City Pictures



Facility Name:	GOLF COURSE WASHROOM
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Field Names	Descriptors
-------------	-------------

WT ID: B139

Address: 1000F 22 Street East

Size: 192 Note 96 Square Feet at Each Location

Year Constructed: Unknown Initial Construction

Facility Age (In Years): Unknown

Type of Construction: Conventional wood construction, painted plywood exterior and asphalt roofing

Significant or Hazardous Issues: None

Original Construction Cost:
 Assessed Land Value
 Assessed Building Value
 Assessed Land and Building Value
 Facility Replacement Cost:
 Actual Operating Costs:

Will work with Assessment Division to update values in 2025

State of Facility (5 year plan):

	2025
No projects planned or required at this time.	

	2026
No projects planned or required at this time.	

	2027
No projects planned or required at this time.	

	2028
No projects planned or required at this time.	

	2029
No projects planned or required at this time.	

TOTAL COSTS FOR 2025 TO 2029	\$0.00
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Agreement/Lease Information: Cooke Municipal Golf Course

Current Use of Facility: Provides washroom facilities for golf course patrons

Hours of Operation: Daily: In-service over the golfing season

Facility Condition: (Good, Fair or Poor) Good

Recommendation to Keep: Yes

Summary: Facilities are operating as intended

Attachments: Recent/Current City Pictures

Facility Name:	GOLF COURSE DRIVING RANGE
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Field Names	Descriptors
-------------	-------------

WT ID: B140

Address: 1000D 22 Street East

Size: 865 Square Feet

Year Constructed: 1990

Facility Age (In Years): 34 Based on calculation from 1990 to 2024

Type of Construction: Conventional wood construction, not Insulated, slab on grade, vinyl siding exterior, conventional rafters, asphalt shingles

Significant or Hazardous Issues: None

Original Construction Cost:
 Assessed Land Value
 Assessed Building Value
 Assessed Land and Building Value
 Facility Replacement Cost:
 Actual Operating Costs:

Will work with Assessment Division to update values in 2025

State of Facility (5 year plan):

	2025
No projects planned or required at this time.	

	2026
No projects planned or required at this time.	

	2027
No projects planned or required at this time.	

	2028
No projects planned or required at this time.	

	2029
No projects planned or required at this time.	

TOTAL COSTS FOR 2025 TO 2029	\$0.00
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Agreement/Lease Information: Cooke Municipal Golf Course

Current Use of Facility: Houses ball recovery equipment, booking and registration area

Hours of Operation: Daily: 7:00am - 9:00pm during the golfing season

Facility Condition: (Good, Fair or Poor) Good

Recommendation to Keep: Yes

Summary: Facility is being used as intended

Attachments: Recent/Current City Pictures



REMOVAL OF
RANGE BALLS
THEFT
AND WILL BE TREATED AS SUCH

PATRONS ARE
**PERSONALLY
LIABLE**
FOR ANY DAMAGES OR INJURIES
CAUSED BY THEIR GOLF BALLS
DRIVEN OUTSIDE OF THE
BOUNDARIES OF THE DRIVING
RANGE

AIM LEFT

**RANGE
S**
LIST OF THE
NAME OF THE
TO BE MAINTAINED
ACCURATE
& CURRENT
DATE
BY THE CLUB
BY THE SECRETARY
DATE UP

Facility Name:	GOLF COURSE PUMP HOUSE
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Field Names	Descriptors
-------------	-------------

WT ID: B148

Address: 1000G 22 Street East

Size: 300 Square Feet

Year Constructed: 2017

Facility Age (In Years): 2017 - 2024

Type of Construction: Conventional non insulated wood construction, x90 hardboard siding exterior and asphalt shingles

Significant or Hazardous Issues: None

Original Construction Cost:
 Assessed Land Value Will work with Assessment Division to update values in 2025
 Assessed Building Value
 Assessed Land and Building Value
 Facility Replacement Cost:
 Actual Operating Costs:

State of Facility (5 year plan): 2025
No projects planned or required at this time.

2026

No projects planned or required at this time.

No projects planned or required at this time.

2028

No projects planned or required at this time.

2029

No projects planned or required at this time.

TOTAL COSTS FOR 2025 TO 2029 **\$0.00**

Current Use of Facility: Each pump house has a 15 hp booster pump to assist in irrigation of the golf course

Hours of Operation: As required and directed by the Superintendent

Facility Condition: (Good, Fair or Poor) Good

Recommendation to Keep: Yes

Summary: Pump houses are being used as intended

Attachments: Recent/Current City Pictures



Facility Name:	GOLF COURSE STORAGE GARAGE
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Field Names	Descriptors
-------------	-------------

WT ID: B142

Address: 1000J & K 22 Street East

Size: 2,592 Note 1,296 Square Feet at Each Location

Year Constructed: Unknown

Facility Age (In Years): Unknown Based on Calculation from Unknown to 2024

Type of Construction: Slab on grade, conventional wood construction non insulated, painted walls, asphalt shingles

Significant or Hazardous Issues: None

Original Construction Cost:
 Assessed Land Value
 Assessed Building Value
 Assessed Land and Building Value
 Facility Replacement Cost:
 Actual Operating Costs:

Will work with Assessment Division to update values in 2025

State of Facility (5 year plan):

	2025
No projects planned or required at this time.	

	2026
No projects planned or required at this time.	

	2027
No projects planned or required at this time.	

	2028
No projects planned or required at this time.	

	2029
No projects planned or required at this time.	

TOTAL COSTS FOR 2025 TO 2029	\$0.00
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Current Use of Facility: Storage of equipment used in the operation of the golf course

Hours of Operation: As required

Facility Condition: (Good, Fair or Poor) Good

Recommendation to Keep: Yes

Summary: Facility is being used as intended

Attachments: Recent/Current City Pictures





USE
EXTREME
CAUTION
DRIVING
TRAFFIC

7

Facility Name:	KINSMEN PARK AMPHITHEATRE
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Field Names	Descriptors
-------------	-------------

WT ID: B134

Address: 50E 28 Street West

Size: 1,076 Square Feet

Year Constructed: 1967 2017 structure was upgraded to a rolling steel structure

Facility Age (In Years): 57 Based on Calculation from 1967 to 2024

Type of Construction: Rolling steel construction pressure treated wood deck cover with rubber paving.

Significant or Hazardous Issues: None

Original Construction Cost:
 Assessed Land Value Will work with Assessment Division to update values in 2025
 Assessed Building Value
 Assessed Land and Building Value
 Facility Replacement Cost:
 Actual Operating Costs:

State of Facility (5 year plan): 2025
No projects planned or required at this time.

2026

No projects planned or required at this time.

No projects planned or required at this time.

2028

No projects planned or required at this time.

2029

No projects planned or required at this time.

TOTAL COSTS FOR 2025 TO 2029 **\$0.00**

Current Use of Facility: Bookings for small concerts, Kids Fest, Taste of Prince Albert, and events in Kinsmen Park. The amphitheater is booked and maintained through the Community Services Department.

Hours of Operation: Not Applicable

Facility Condition: (Good, Fair or Poor) Good

Recommendation to Keep: Yes

Summary: Structure is being used as intended

Attachments: Recent/Current City Pictures



Facility Name:	KINSMEN PARK SPLASH PAD BUILDING
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Field Names	Descriptors
-------------	-------------

WT ID:

Address:

Size:

Year Constructed:

Facility Age (In Years):

Type of Construction:

Significant or Hazardous Issues:

Original Construction Cost:

Assessed Land Value Will work with Assessment Division to update values in 2025

Assessed Building Value

Assessed Land and Building Value

Facility Replacement Cost:

Actual Operating Costs:

State of Facility (5 year plan):

	2025
No projects planned or required at this time.	

	2026
No projects planned or required at this time.	

	2027
No projects planned or required at this time.	

	2028
No projects planned or required at this time.	

	2029
No projects planned or required at this time.	

TOTAL COSTS FOR 2025 TO 2029	\$0.00
-------------------------------------	---------------

Current Use of Facility:

Hours of Operation:

Facility Condition: (Good, Fair or Poor)

Recommendation to Keep:

Summary:

Attachments:



Facility Name:	KINSMEN PARK PICNIC SHELTERS (2 LOCATIONS)
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Field Names	Descriptors
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WT ID: B135

Address: 501 28 Street West

Size: 1,100 Each Unit is 550 Square Feet

Year Constructed: Unknown

Facility Age (In Years): Unknown

Type of Construction: Block support posts conventional roof with cedar shingles.

Significant or Hazardous Issues: None

Original Construction Cost: Will work with Assessment Division to update values in 2025

Assessed Land Value

Assessed Building Value

Assessed Land and Building Value

Facility Replacement Cost:

Actual Operating Costs:

State of Facility (5 year plan):

	2025
No projects planned or required at this time.	

	2026
No projects planned or required at this time.	

	2027
No projects planned or required at this time.	

	2028
No projects planned or required at this time.	

	2029
No projects planned or required at this time.	

TOTAL COSTS FOR 2025 TO 2029	\$0.00
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Current Use of Facility: Public use, weather protection for picnic or park related events. The Shelters can be reserved through the Community Services Department for larger events.

Hours of Operation: The shelters are available from 6:00AM - midnight daily during the Spring and Summer season. The Park is closed from midnight - 6:00AM daily in compliance with the Provincial Trespassing Legislation for Parks.

Facility Condition: (Good, Fair or Poor) Fair

Recommendation to Keep: Yes

Summary: Picnic shelters are being used as intended

Attachments: Recent/Current City Pictures





Facility Name:	KINSMEN PARK WASHROOM - CENTRAL
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Field Names	Descriptors
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WT ID: B191

Address: 50 28 Street West

Size: 550 Square Feet

Year Constructed: 2016

Facility Age (In Years): 8 Based on calculation from 2016 to 2024

Type of Construction: built on slab concrete block construction

Significant or Hazardous Issues: None

Original Construction Cost:
 Assessed Land Value Will work with Assessment Division to update values in 2025
 Assessed Building Value
 Assessed Land and Building Value
 Facility Replacement Cost:
 Actual Operating Costs:

State of Facility (5 year plan): 2025
No projects planned or required at this time.

2026

No projects planned or required at this time.

No projects planned or required at this time.

2028

No projects planned or required at this time.

2029

No projects planned or required at this time.

TOTAL COSTS FOR 2025 TO 2029 **\$0.00**

Current Use of Facility: This facility is open to the public starting the Tuesday after the May Long Weekend till Oct 1 yearly.

Hours of Operation: Washroom facility is opened at 8:00AM to 8:00PM, Monday to Friday and 11:30AM to 8:00PM weekends and stat holidays

Facility Condition: (Good, Fair or Poor) Good

Recommendation to Keep: Yes

Summary: Kinsmen Park washrooms are being used as intended.

Attachments: Recent/Current City Pictures



Facility Name:	KINSMEN PARK WASHROOM - 1 AVENUE W
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Field Names	Descriptors
-------------	-------------

WT ID: B143

Address: 50C 28 Street West

Size: 550 Square Feet

Year Constructed: 2016

Facility Age (In Years): 8 Based on calculation from 2016 to 2024

Type of Construction: built on slab concrete block construction

Significant or Hazardous Issues: None

Original Construction Cost: Will work with Assessment Division to update values in 2025

Assessed Land Value

Assessed Building Value

Assessed Land and Building Value

Facility Replacement Cost:

Actual Operating Costs:

State of Facility (5 year plan):

	2025
No projects planned or required at this time.	

	2026
No projects planned or required at this time.	

	2027
No projects planned or required at this time.	

	2028
No projects planned or required at this time.	

	2029
No projects planned or required at this time.	

TOTAL COSTS FOR 2025 TO 2029	\$0.00
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Current Use of Facility: This facility is open to the public starting the Tuesday after the May Long Weekend till Oct 1 yearly.

Hours of Operation: Washroom facility is opened at 8:00AM to 8:00PM, Monday to Friday and 11:30AM to 8:00PM weekends and stat holidays

Facility Condition: (Good, Fair or Poor) Good

Recommendation to Keep: Yes

Summary: Kinsmen Park Washrooms are being used as intended

Attachments: Recent/Current City Pictures



Facility Name:	MUNICIPAL SERVICE CENTRE
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Field Names	Descriptors
-------------	-------------

WT ID: B020

Address: 11 38 Street East

Size: 31,482 Square Ft - This consists of large main floor area and a small mezzanine at the west end of building

Year Constructed: 1973

Facility Age (In Years): 51 based on calculation from 1973 to 2024

Type of Construction: Block wall construction with brick veneer finish on the exterior, interior walls are mostly block construction with some steel stud and gypsum board wall and suspended ceilings. Roof construction is steel rafters and conventional roof.

Significant or Hazardous Issues: Rain water litre pipe contains asbestos

Original Construction Cost: Will work with Assessment Division to update values in 2025
 Assessed Land Value
 Assessed Building Value
 Assessed Land and Building Value
 Facility Replacement Cost:
 Actual Operating Costs:

State of Facility (5 year plan):

	2025	
(Required) PM service to radiant heaters in both east and west main garage bays		\$8,000.00

	2026	
Replacement of make up air unit # 1 in east main garage bay		\$130,000.00
Roof repairs as required		\$20,000.00

Replacement of make up air unit # 2 in east main garage bay		\$130,000.00
(Required) PM service to radiant heaters in both east and west main garage bays		\$8,000.00

	2028	
No projects planned or required at this time.		

	2029	
As per Garland Canada Inc, recommends a full roof replacement		\$610,000.00

TOTAL COSTS FOR 2025 TO 2029		\$906,000.00
-------------------------------------	--	---------------------

Current Use of Facility: This facility is home all city Mechanics (Heavy duty, small motor) Materials Management staff, Water/Sewer staff, Roadways staff and City Safety officer.

Hours of Operation: Monday to Friday 7:30AM to 5:00PM. This facility is accessible 24-7 for call outs.

Fire Alarm System Yes. Certified Annually

Fire Suppression System Yes, certified annually

Facility Condition: (Good, Fair or Poor) Good

Recommendation to Keep: Yes

Summary: This facility is used as intended

Attachments: Recent/Current City Pictures
MSC Roofing Report 2022
None



Garland Canada Inc.

Roof Asset Management Program

R A M P.



City of
**Prince
Albert**

City of Prince Albert - Municipal Services Centre Roof Inspection

Prepared By
Brett Foote

Prepared For
Don Cheeseman

June 10, 2022

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Facility Summary

Client: City of Prince Albert

Facility: Municipal Services Centre

Facility Data

Address 1	11 38 St E
City	Prince Albert
Province	Saskatchewan
Postal	S6W1A5
Type of Facility	Municipal
Square Footage	31,408
Contact Person	Don Cheeseman

Asset Information

Name	Date Installed	Square Footage	Roof Access
Lower Section(Middle)	-	7,743	Attached Ladder
Upper Section(East)	-	17,548	Attached Ladder
Upper Section(West)	-	6,118	Attached Ladder



since 1895

ROOF MEASUREMENT REPORT

11 38 St E, Prince Albert, SK S6W1A5

Report Contents



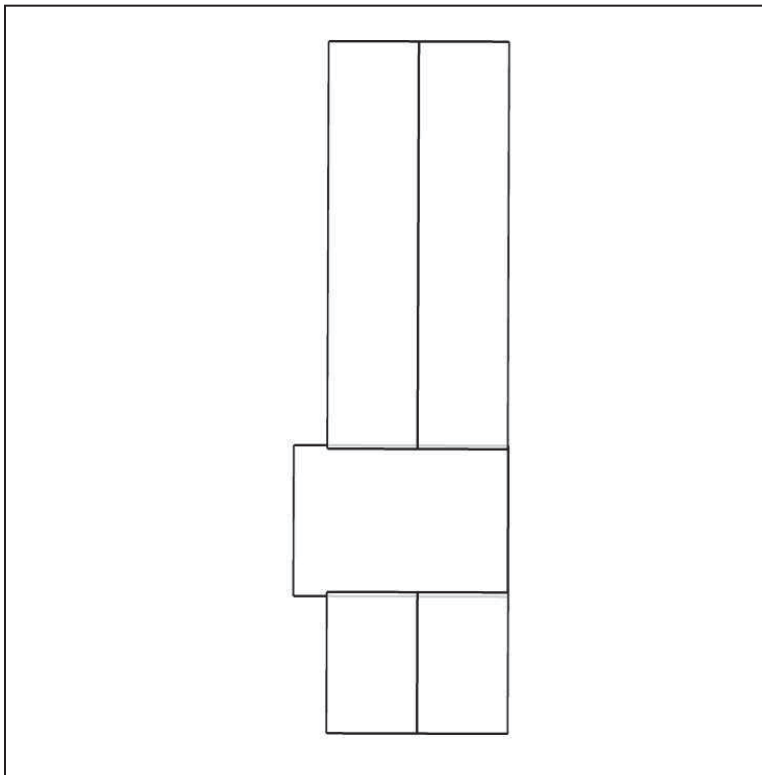
- Images1
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- Pitch Diagram.....5
- Area Diagram6
- Penetrations Diagram7
- Notes Diagram8
- Property Info.....9
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Report Details

Date:	05/28/2022
Report:	46TTT276

Roof Details

Total Area:	1408 sF ft
Total Roof Facets:	5
Prebominant Pitch:	1/12
Number of Stories:	H1
Total Ribges/3 ips:	269 ft
Total Valleys:	0 ft
Total Rakes:	0 ft
Total Eaves:	0 ft
Total Penetrations:	50
Total Penetrations Perimeter:	451 ft
Total Penetrations Area:	486 sF ft



In this TD model, facets appear as semi-transparent to reveal overhangs.

Contact Us

Contact:	Brett doote
Company:	Gar,anb Company Inc.
Address:	T800 East 91St C,eve,anb O3 44105
Phone:	T06-914-T514

Measurements provided by www.eagleview.com

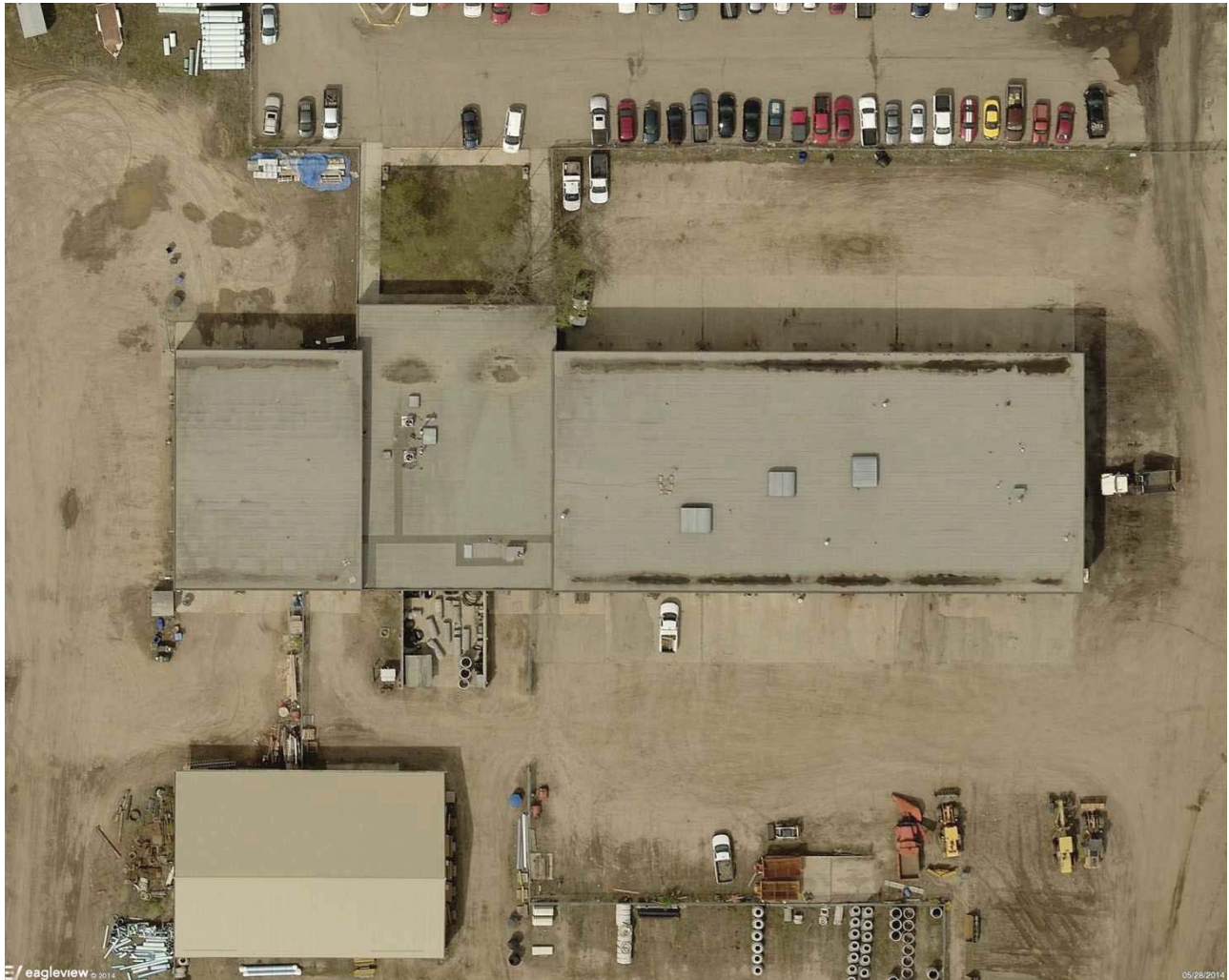


Certified Accurate

www.eagleview.com/Guarantee.aspx

REPORT IMAGES

The following aerial images show different angles of this structure for your reference.



Top View

REPORT IMAGES



North View



East View

REPORT IMAGES



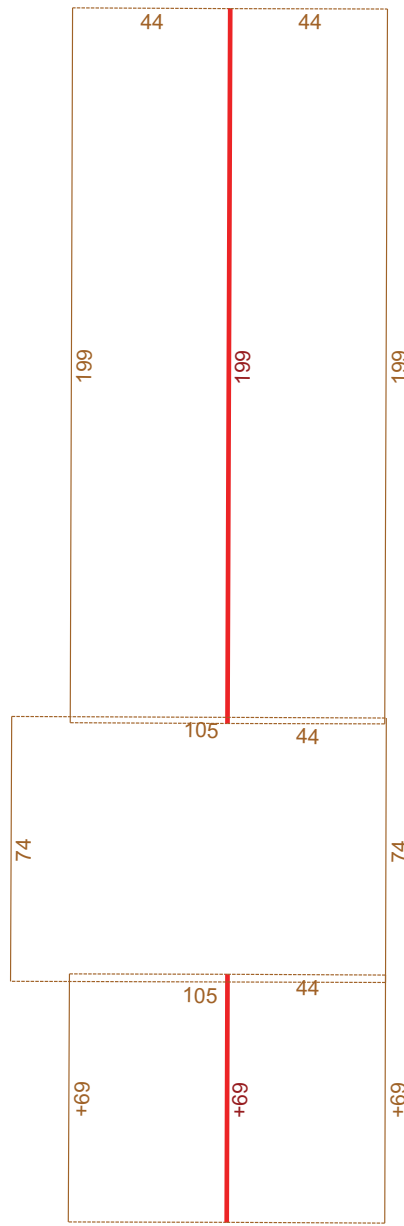
South View



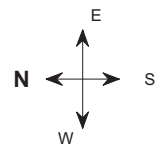
West View

LENGTH DIAGRAM

Total Line Lengths: Ridges = 269 ft Valleys = 0 ft Flashing = 685 ft Eaves = 0 ft
 Hips = 0 ft Rakes = 0 ft Step flashing = 564 ft Parapets = 0 ft



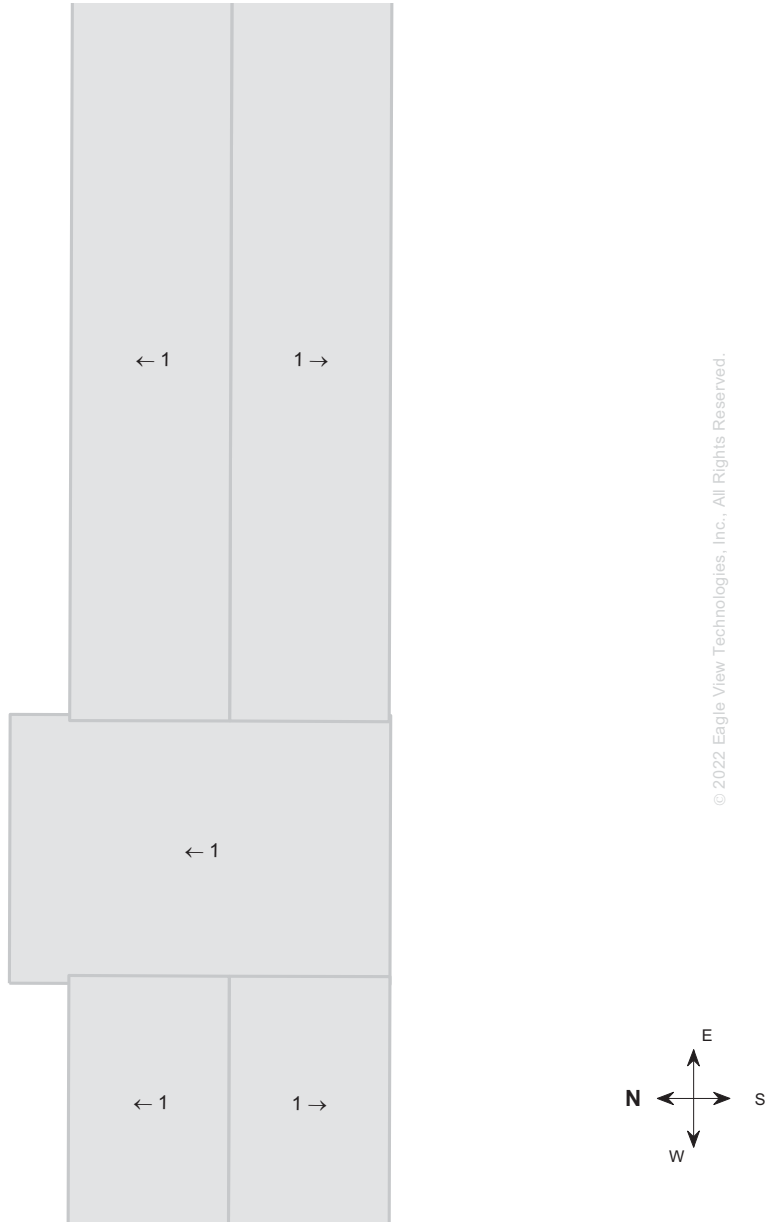
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Note: This diagram contains segment lengths (rounded to the nearest whole number) over 5 feet. In some cases, segment labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9).

PITCH DIAGRAM

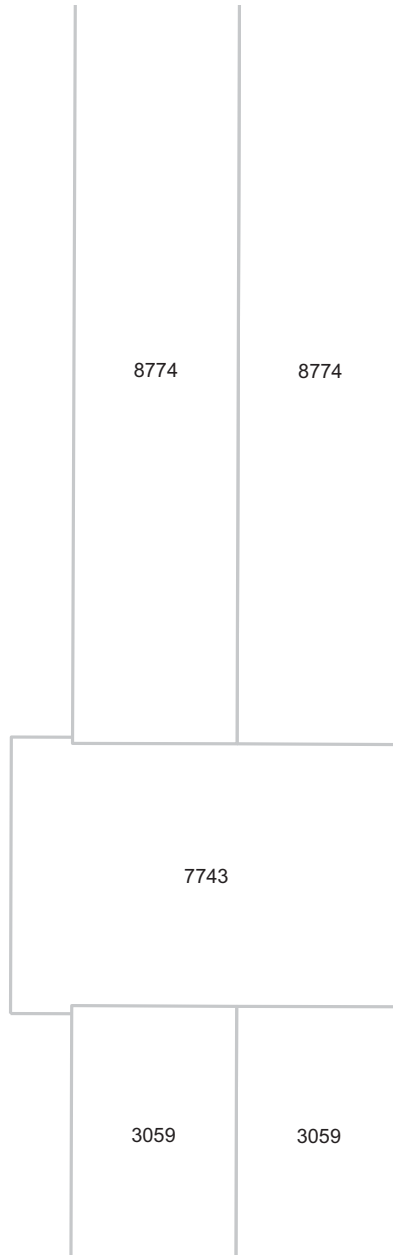
Pitch values are shown in inches per foot, and arrows indicate slope direction. The predominant pitch on this roof is 1/12.



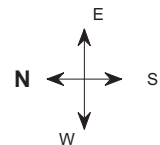
Note: This diagram contains labeled pitches for facet areas larger than 20 square feet. In some cases, pitch labels have been removed for readability. Gray shading indicates flat, 1/12 or 2/12 pitches. If present, a value of "F" indicates a flat facet (no pitch).

AREA DIAGRAM

Total Area = 31,408 sq ft, with 5 facets.



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Note: This diagram shows the square feet of each roof facet (rounded to the nearest foot). The total area in square feet, at the top of this page, is based on the non-rounded values of each roof facet (rounded to the nearest square foot after being totaled).

PENETRATIONS

Penetrations Notes Diagram

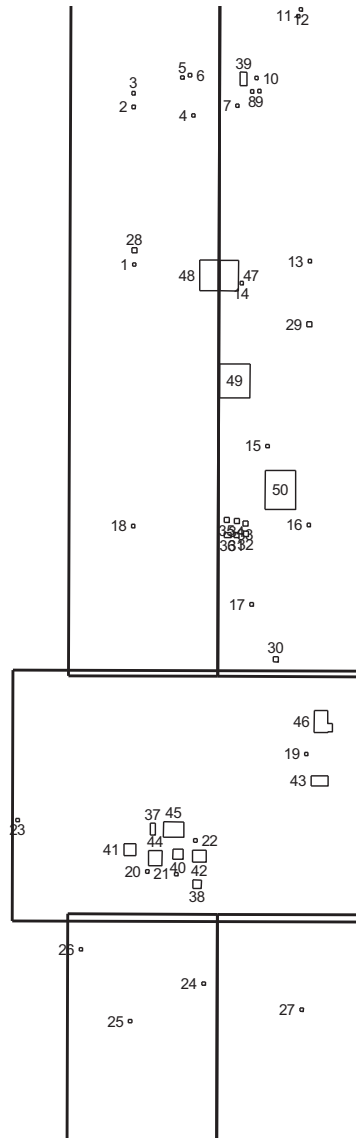
Penetrations are labeled from smallest to largest for easy reference.

Total Penetrations: 50

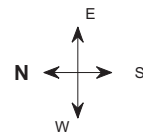
Total Penetrations Perimeter = 451 ft

Total Penetrations Area: 486 sq ft

Total Roof Area Less Penetrations = 30,922 sq ft



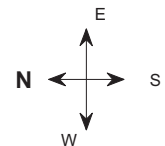
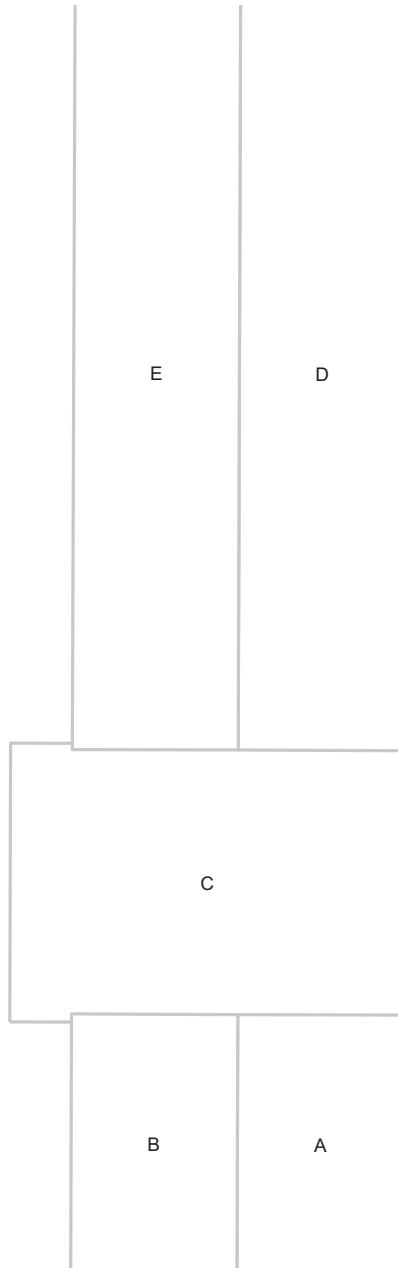
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Note: Any measured penetration smaller than 3x3 feet may need field verification. Accuracy is not guaranteed. The total penetration area is not subtracted from the total roof area.

NOTES DIAGRAM

Roof facets are labeled from smallest to largest (A to Z) for easy reference.



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Property Info



Property Location

Longitude = -105.7525112

Latitude = 53.1780028

Online map of property:

http://maps.google.com/maps?f=g&source=s_q&hl=en&geocode=&q=11+38+St+E,Prince+Albert,SK,S6W1A5

Property Info

Year Built:

Effective Year Built: *

*



Notes

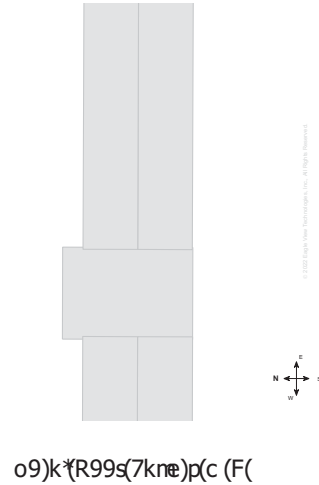
This was ordered as a commercial property. There were no changes to the structure in the past four years.

REPORT SUMMARY

Below is a measurement summary using the values presented in this report.

Lengths, Areas and Pitches

Ridge.....	ft (s)	(H (RidgepV
a il p.....	0(s)	(H0(a il pV
yk*e2p.....	0(s)	(H0(yk*e2pV
RkEepv.....	0(s)	(H0(RkEepV
/ kSep5)kDeDrv.....	0(s)	(H0(/ kSepV
+DI (/ dge(H/ kSep3 (RkEepV.....	0(s)	(H0(Leng)hpV
PkDkl e)(Wk*p.....	0(s)	(H0(Leng)hpV
7*kphing.....	f 8F(s)	(Hf (Leng)hpV
5)el (7*kphing.....	Ff T(s)	(H10(Leng)hpV
o9)k*(ADek.....	1qT08	(p4(s)
o9)k*(Pene)Dk)i9np(ADek.....	T8f	(p4(s)
o9)k*(R99s(ADek(Lepp(Pene)Dk)i9np.....	0q	(p4(s)
o9)k*(Pene)Dk)i9np(PeD6 e)eD.....	TF1	(s)
PDed96 inkn)(Pi)nm.....	1r1	



(
 *Rakes are defined as roof edges that are sloped (not level).
 ** Eaves are defined as roof edges that are not sloped and level.

Areas per Pitch

Roof Pitches	1r1
Area (sq ft)	, 1T0=,
% of Squares	100%

The table above lists each pitch on this roof and the total area and percent (both rounded) of the roof with that pitch.

Waste Calculation Table

Waste %	0%	10%	12%	15%	17%	20%	22%
Area (sq ft)	, 1qT08	, TFT8.8	, F1=0	, f 11t.	, f =T=T	, =f 8t.f	, 8, 1=8
Squares	, 1T.1	, TF.F	, F1.8	, f 1.	, f =F	, =f.t	, 8, .

This table shows the total roof area and squares (rounded up to the nearest decimal) based upon different waste percentages. The waste factor is subject to the complexity of the roof, individual roofing techniques and your experience. Please consider this when calculating appropriate waste percentages. Note that only roof area is included in these waste calculations. Additional materials needed for ridge, hip, valley, and starter lengths are not included.



ROOF MEASUREMENT REPORT

Penetration Table	1-	=	8-, F	, f	, =	, 8	, t	T0	T1	T	T,
Area (sq ft)	1	.	,	, F,	f.,	8	t	1	.	1T	1F
Perimeter (ft)	T	f	=	10	10	1	1	1T	1F	1f	
	TT	TF	Tf	T=8	Tt	F0					
Area (sq ft)	18	=	t.F	Tt.F	t0	10, .F					
Perimeter (ft)	1=	1	, .8	t	, 8	T1					

Any measured penetration smaller than 3x3 feet may need field verification. Accuracy is not guaranteed. The total penetration area is not subtracted from the total roof area.

5/27/2022

Re: CLEAR Program Test Results
Project: RD-414-417

Dear Brett,

Thank you for sending your roof core samples for testing through the CLEAR program. We have completed comprehensive testing of your sample and the results are included with this package. Your test results may include the analysis of the items requested, such as:

- Tensile Strength
- Inter-ply/Surface Bitumen Softening Point/Penetration
- Ply/Bitumen and Scrim Type
- Number of Plies
- Bitumen Weight/Application Rate
- Flexural Strength

Now that you have the results, as a reminder, some objectives of this program are to help you to answer questions like:

- Is the roof failing? Why?
- Expected remaining useful life, approximately?
- Does this sample indicate that this roof needs replaced? Or is this a possible restoration candidate?
- Were there application errors during installation?

If you are looking to restore the roof and these results show this to be a potential candidate, but you need to truly determine if this is a good option for the client, the next steps are:

- Reference the Restoration warranty System Overview document on the Garland HQ.
- Full visual inspection of the rest of the roof and if conditions are suitable
- A quality moisture survey (Infrared or Nuclear) to determine whether the roof is dry enough and what areas of the roof need to be replaced
 - o Less than 30% moisture contained within the system is a good benchmark for a cost-effective option versus a replacement
 - o A stamped engineering report is best, if possible
- Determine whether the flashings and penetration points need to be replaced, rather than only coated to make the desired restoration warranty period
- Consider which Garland restoration systems make sense. If you are unsure, reach out to the Product Management Team for assistance.

If you have questions about these test results, feel free to call Derek Scavuzzo at 216-430-3520.

Sincerely,
The Garland Laboratory Team



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Municipal Services Centre - East and West

<i>Property</i>	<i>Core Sample</i>	<i>Test Method</i>	<i>Notes</i>
Core Size	15.5" x 12"	ASTM D2829	N/A
Core Weight	2.35 lbs	ASTM D2829	N/A
Surfacing Type	Mineral	Visual	N/A
Ply Type	Fiberglass Felt Fiberglass Felt	ASTM D2829	N/A
Number of Plies	2	ASTM D2829	N/A
Bitumen Type	Asphalt	Solvent Test	N/A
Softening Point	255.5 °F	ASTM D3461	Out of range per type IV asphalt
Pen	4 dmm/5 sec	ASTM D5	Out of range per type IV asphalt
Flexural Strength	Pass	NBS	Above recommended 30 lb minimum
Puncture	108.4 lbs	NBS	Exceeded recommended 5 lb minimum
Tensile Strength	176.4 lbf	ASTM D2523	Fell below recommended 200 lbf minimum
Elongation	3.4%	ASTM D2523	Above recommended 2.5% minimum



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Municipal Services Centre Conclusion

The 25 year old core samples are from a 2 ply modified roof system with fiberglass felt interplies in an asphalt adhesive. After visual inspection, both cores from the system appear to be in similar condition, implying that both sections of the roof have aged at a similar rate. For this reason, testing values were reported from the East section core. The interplies were very easily delaminated by hand as shown in Figures 12 and 15. Some mineral loss is expressed by exposed asphalt spots on the surface of the core but overall the coverage is still fairly good. The softening point and pen tests show that the asphalt adhesive responsible for keeping the system intact has lost its oils over time, causing the system to become more brittle. The core tested below the recommended tensile strength, but elongation was well above the recommendation. The sample performed well when undergoing puncture testing, implying that the system can withstand foot traffic and most weather phenomena.

Please contact Garland's Technical Team to discuss the best options for these roof systems. The above results are based solely on the core samples examined and may not be representative of the condition of the roof. No representations or warranties are hereby made as to the condition of the roof.

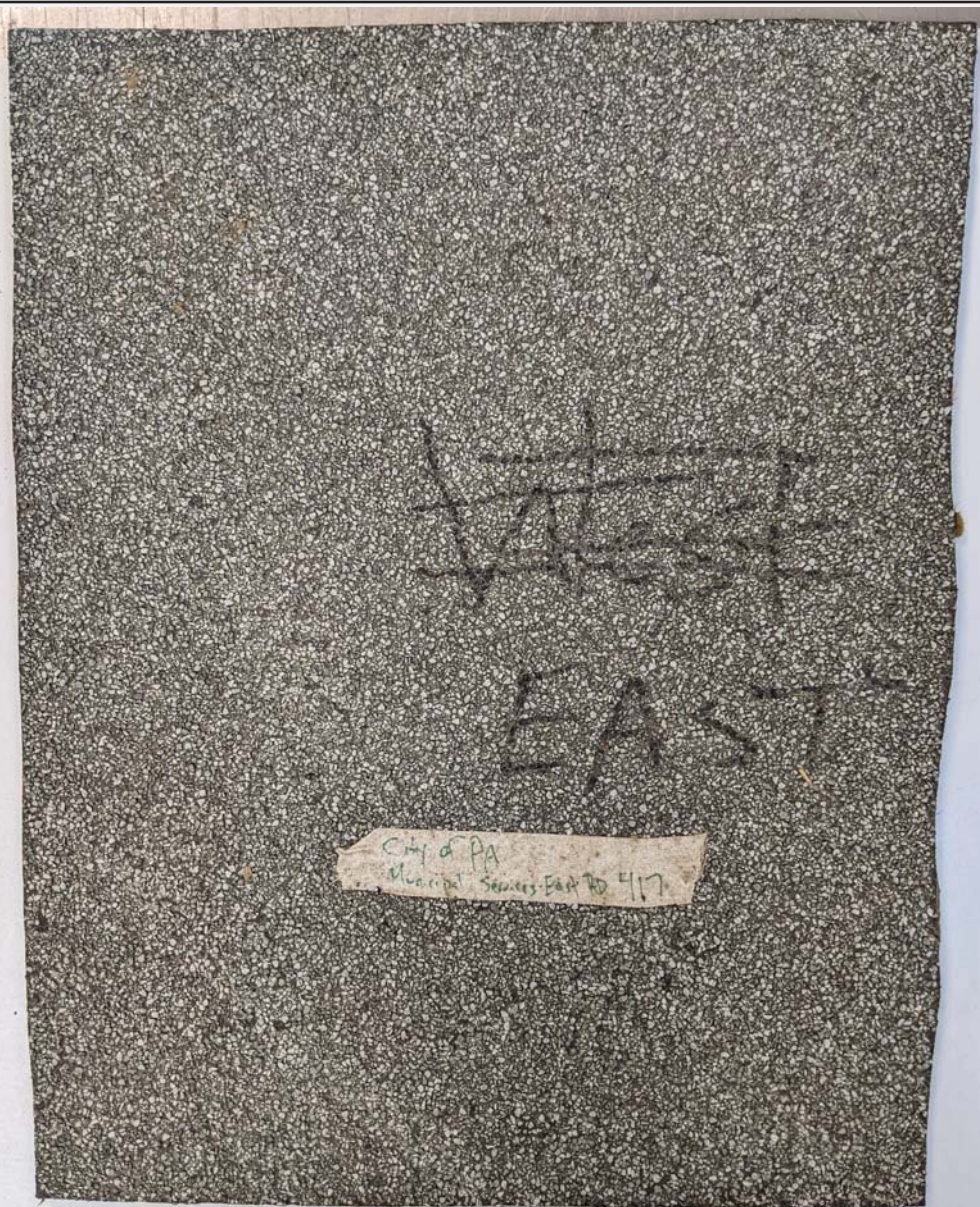


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Figure 10: Municipal Services Centre East top view.

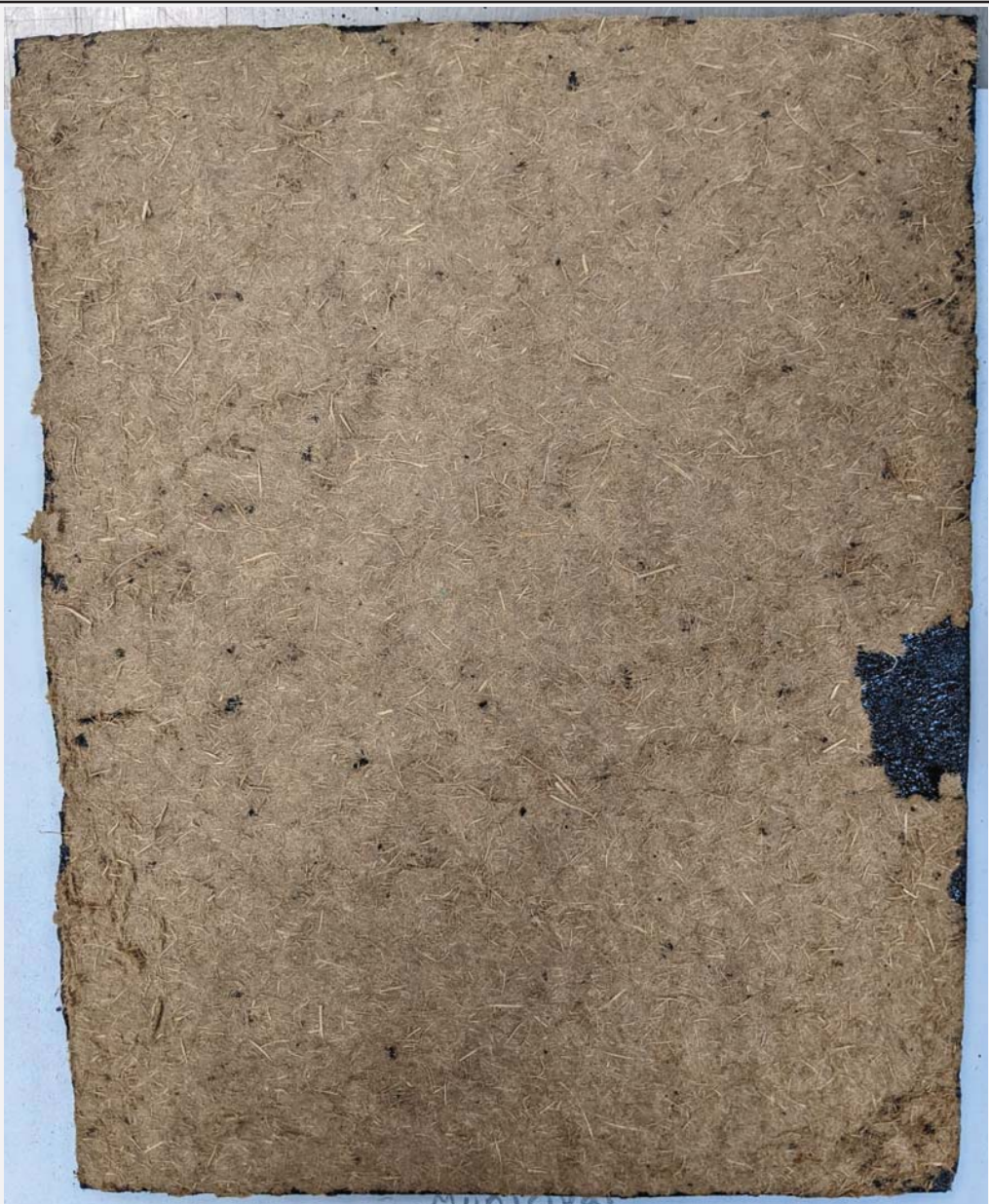


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Figure 11: Municipal Services Centre East bottom view.



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Figure 12: Municipal Services Centre East side profile.

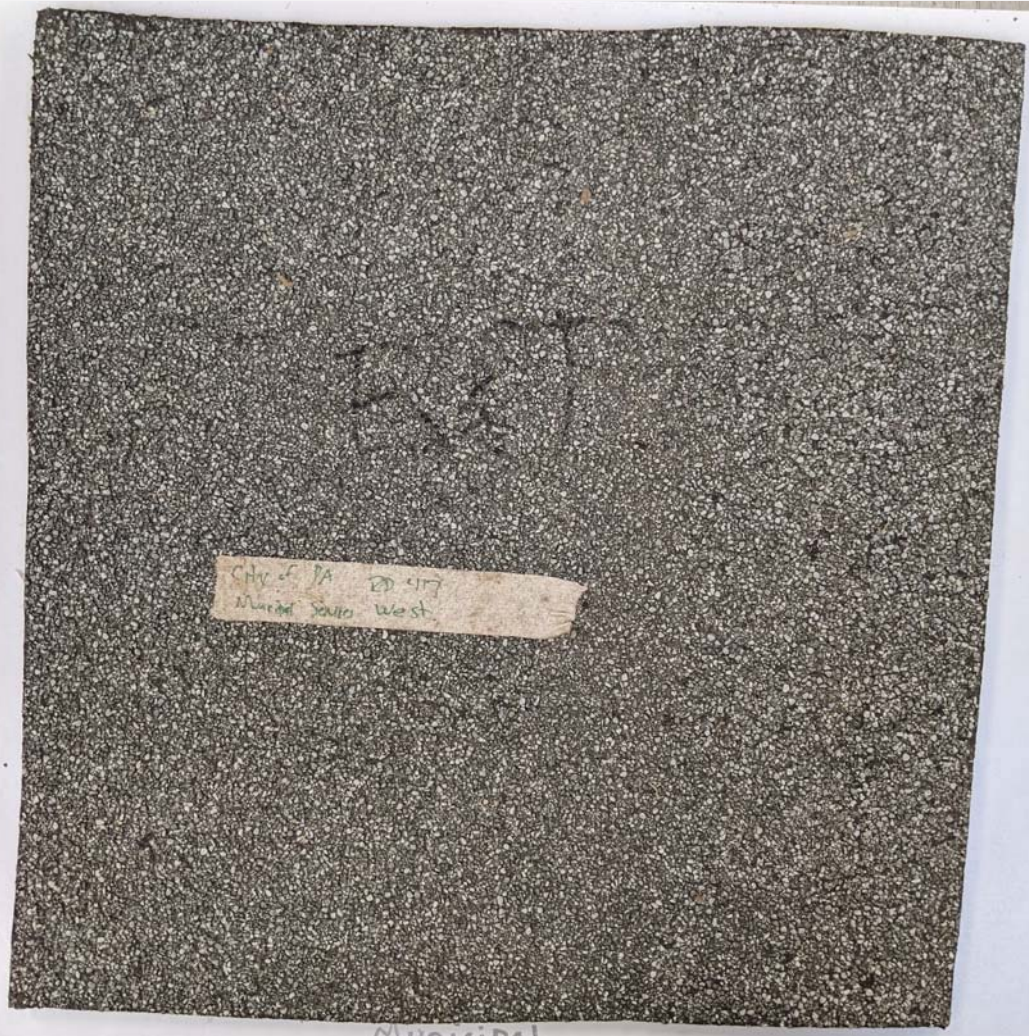


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Figure 13: Municipal Services Centre West top view.

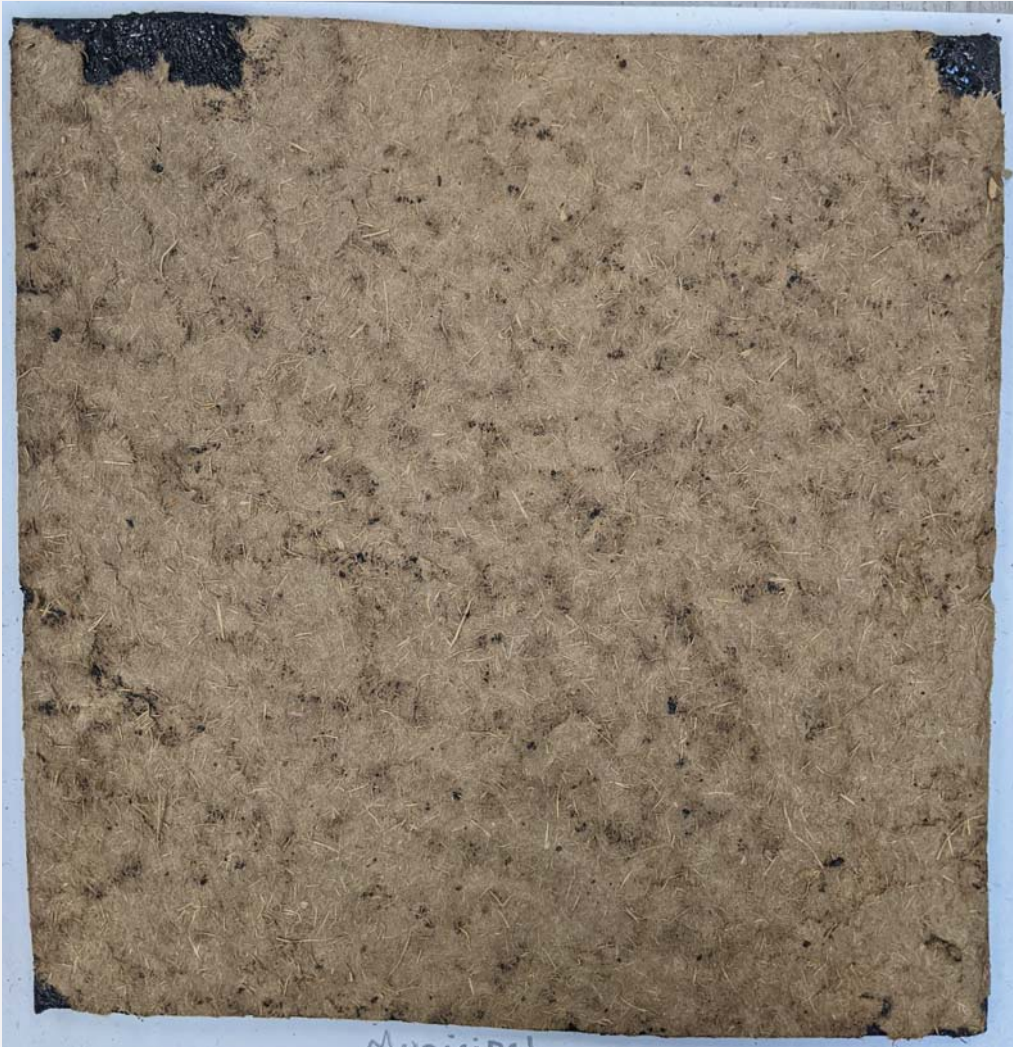


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Figure 14: Municipal Services Centre West bottom view.



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Figure 15: Municipal Services Centre West side profile.



Figure 16: Solvated samples - from bottom to top - Firehall, Alfred Jenkins, Police Station, Municipal Services Centre.

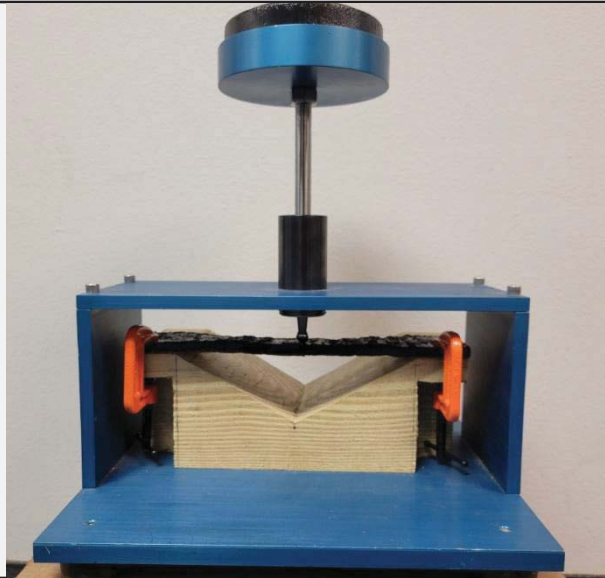


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Figure 17: Sample image of the flexural strength testing apparatus.



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Construction Details

Client: City of Prince Albert

Facility: Municipal Services Centre

Roof Section: Lower Section(Middle)

Information

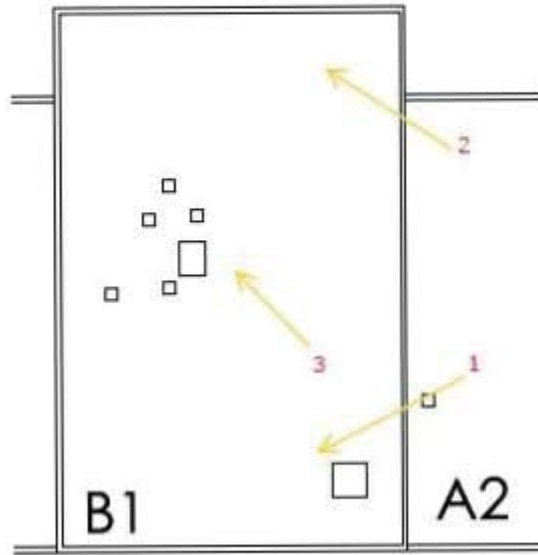
Year Installed	-	Square Footage	7,743
Slope Dimension	low slope	Eave Height	~20
Roof Access	Attached Ladder	System Type	Mineral Modified Bitumen

Assembly

Roof #	Layer Type	Description	Attachment	R-Value	Thickness
1	Membrane	Mod Bit - 2 ply mineral surfaced	Torch applied	-	-

Details

Drain System	Internal Roof Drains
---------------------	----------------------





Inspection Report

Client: City of Prince Albert

Facility: Municipal Services Centre

Report Date: 05/16/2022

Roof Section: Lower Section(Middle)

Inspection Information

Inspection Date	05/16/2022	Core Data	No
Inspection Type	Infrared Scan	Leakage	No

Overall

Rating	Fair
Condition	No thermal anomaly related to wet insulation was found on this section

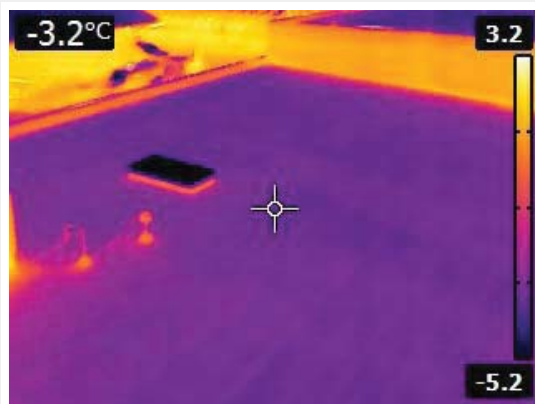


Photo 1

General view of the lower section (B1) from section A2.
No thermal anomaly related to wet insulation was found on this section

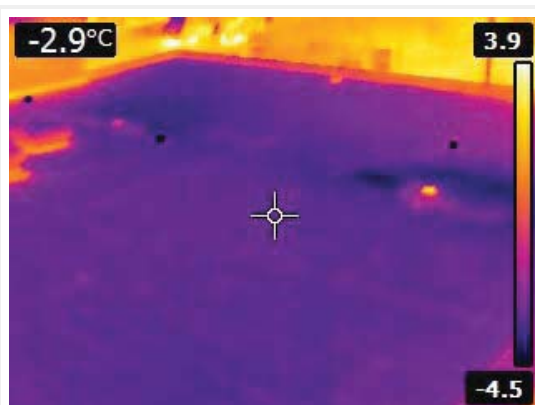


Photo 2

General view of the lower section (B1) from section A2.
No thermal anomaly related to wet insulation was found on this section
An area of light water ponding was visible around the drain.



Photo 3

General view of the lower section (B1) from the roof surface.
The thermal patterns on the roof surface were homogeneous.

No thermal anomaly related to wet insulation was found on this section



Photo Report

Client: City of Prince Albert

Facility: Municipal Services Centre

Roof Section: Lower Section(Middle)

Report Date: 05/27/2022

Title: Initial Inspection



Photo 1

Lower Middle Section:
Modified Bitumen

Overall Condition: Good -
Fair

Scan: 0% Wet

CLEAR Analysis: The 25 year old core samples are from a 2 ply modified roof system with fiberglass felt interplies in an asphalt adhesive. After visual inspection, both cores from the system appear to be in similar condition, implying that both sections of the roof have aged at a similar rate. For this reason, testing values were reported from the East section core. The interplies were very easily delaminated by hand as shown in Figures 12 and 15. Some mineral loss is expressed by exposed asphalt spots on the surface of the core but overall the coverage is still fairly good. The softening point and pen tests show that the asphalt adhesive responsible for keeping the system intact has lost its oils over time, causing the system to become more brittle. The core tested below the recommended tensile strength, but elongation was well

above the recommendation. The sample performed well when undergoing puncture testing, implying that the system can withstand foot traffic and most weather phenomena. Please contact Garland's Technical Team to discuss the best options for these roof systems. The above results are based solely on the core samples examined and may not be representative of the condition of the roof. No representations or warranties are hereby made as to the condition of the roof.



Photo 2

Caulking Deterioration: As caulking is exposed to UV rays and temperature fluctuations it loses its flexibility and develops cracks. Once this occurs splits develop allowing water to penetrate walls and buildings causing damage as well as leaks.



Photo 3

Perimeter Flashing

Deterioration: Most roof failures start at perimeter and penetration locations. Perimeter wall flashings can be damaged due to normal seasonal building movement and thermal shock. Additional damage can also be seen from UV degradation as well. At all of these deteriorated or failed points, moisture can gain direct access to the roof system insulation and the buildings interior.



Photo 4

Fish mouths: Wrinkles or openings at the edge of the membrane caused by poor adhesion or installation. Fish mouths are a common cause of early failure on 2-ply torch down and single ply roof systems. These systems are prone to workmanship error due to two factors (1) the manual heating/welding of the adhesive, which is very unpredictable for constant heat, and (2) the roof system only consists of 1 to 2 plies, which translates in to a very thin layer of water protection.



Photo 5

Fish mouths: Wrinkles or openings at the edge of the membrane caused by poor adhesion or installation. Fish mouths are a common cause of early failure on 2-ply torch down and single ply roof systems. These systems are prone to workmanship error due to two factors (1) the manual heating/welding of the adhesive, which is very unpredictable for constant heat, and (2) the roof system only consists of 1 to 2 plies, which translates in to a very thin layer of water protection.

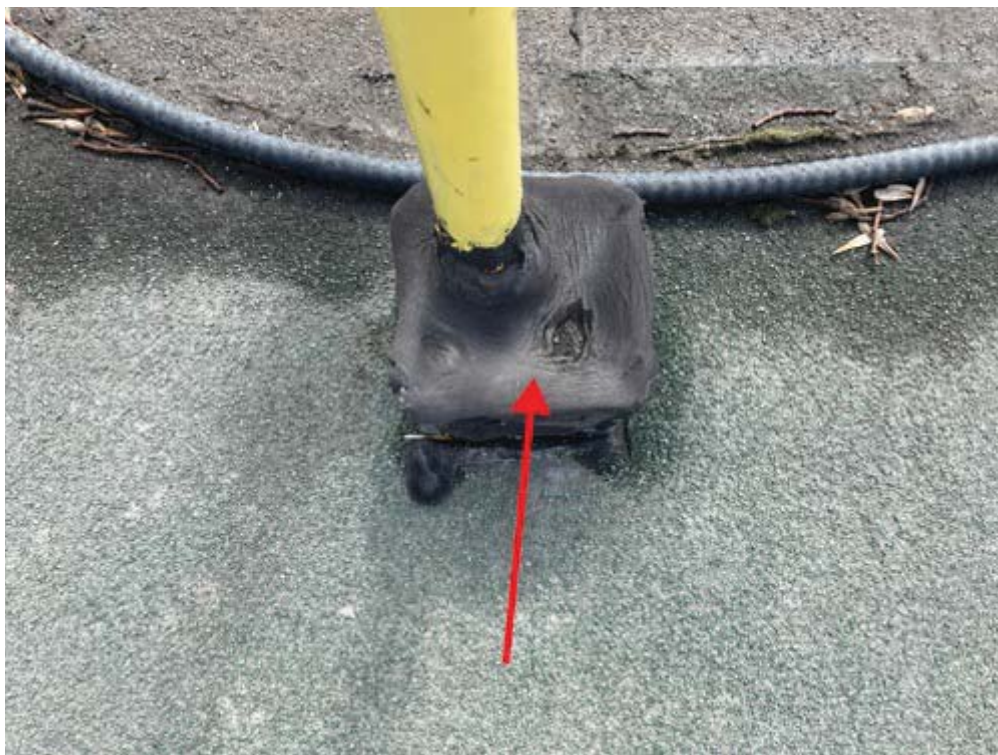


Photo 6

Pitch Pocket Deterioration: Metal protrusions that penetrate the roof system to allow conduits to run from the rooftop into the building. Movement from the protrusion can break the waterproofing compound, creating cracks. Over time, the release of solvents from the compound can cause the material to shrink, leaving gaps along the edges of the pan and around structural support. Water can enter through a defective pitch pan and find its way into the interior of the building. Moisture can also penetrate into the roof system leading to premature failure.

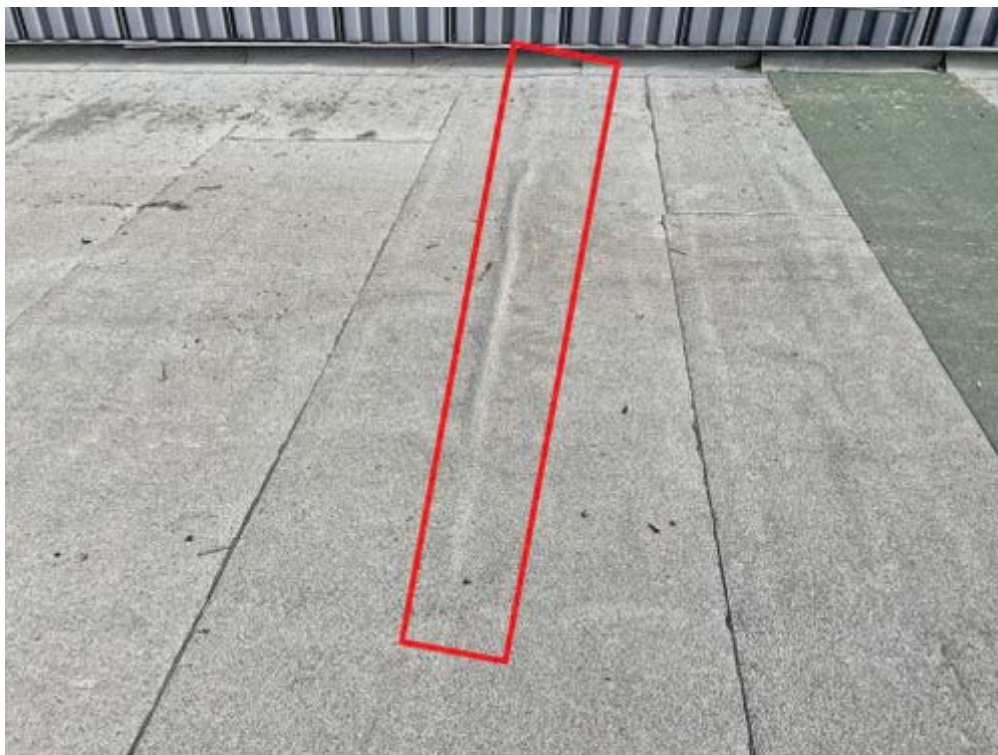


Photo 7

Ridges: These show up on the surface of built up roofs as linear buckling felt lines protruding upward through the surface layers of asphalt and aggregate. Ridges are formed by either thermal changes expanding and contracting the roofing felts or by gaps in the underlying insulation that allow vapor to migrate upwards through the roof system. Over a period of time ridges will grow and erode until they are stripped of their protective asphalt. These exposed ridges, through repeated weather cycling, will eventually crack and split to allow water into the roof system.



Photo 8

Pitch Pocket Deterioration: Metal protrusions that penetrate the roof system to allow conduits to run from the rooftop into the building. Movement from the protrusion can break the waterproofing compound, creating cracks. Over time, the release of solvents from the compound can cause the material to shrink, leaving gaps along the edges of the pan and around structural support. Water can enter through a defective pitch pan and find its way into the interior of the building. Moisture can also penetrate into the roof system leading to premature failure.



Photo 9

Pitch Pocket Deterioration: Metal protrusions that penetrate the roof system to allow conduits to run from the rooftop into the building. Movement from the protrusion can break the waterproofing compound, creating cracks. Over time, the release of solvents from the compound can cause the material to shrink, leaving gaps along the edges of the pan and around structural support. Water can enter through a defective pitch pan and find its way into the interior of the building. Moisture can also penetrate into the roof system leading to premature failure.



Photo 10

Debris - Leafs and Pine Needles: Pine needles and other leaves build up on the roof membrane causing plugged drains and scuppers thereby causing ponding water and structural weight loading. As the leaves and pine needles rot a "compost effect" occurs, this in effect causes soil to form on top of the roof membrane. This soil creates a perfect medium for plant and weed growth. When seeds take hold the roots will often penetrate through the membrane causing immediate leaks and damage internally.



Photo 11

Debris - Leafs and Pine

Needles: Pine needles and other leaves build up on the roof membrane causing plugged drains and scuppers thereby causing ponding water and structural weight loading. As the leaves and pine needles rot a "compost effect" occurs, this in effect causes soil to form on top of the roof membrane. This soil creates a perfect medium for plant and weed growth. When seeds take hold the roots will often penetrate through the membrane causing immediate leaks and damage internally.



Photo 12

Penetration Waterproofing:

Beginning to deteriorate around the perimeter allowing for potential moisture access.



Photo 13

Debris: Left on field of roof deteriorating waterproofing membrane.



Photo 14

Penetration Waterproofing: Beginning to deteriorate around the perimeter allowing for potential moisture access.

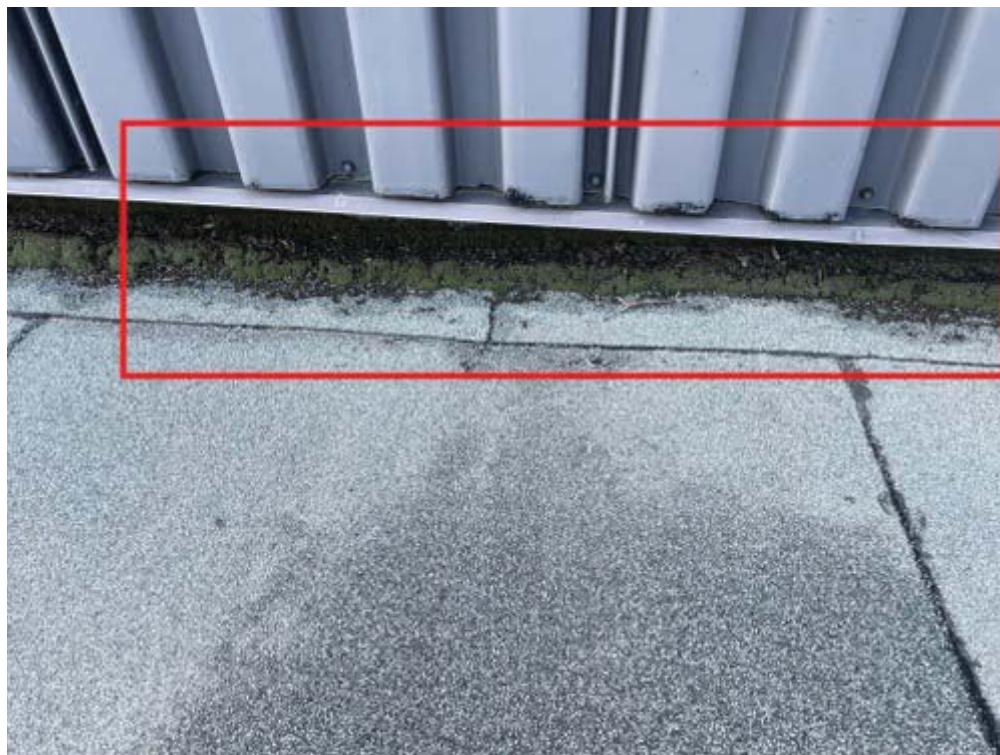


Photo 15

Vegetation Growth:

Vegetation often occurs when dirt and debris collect on roof systems. Over time this creates a perfect medium for plant and weed growth. When seeds take hold the roots will often penetrate through the membrane causing immediate leaks and damage internally.



Photo 16

Fish mouths: Wrinkles or openings at the edge of the membrane caused by poor adhesion or installation. Fish mouths are a common cause of early failure on 2-ply torch down and single ply roof systems. These systems are prone to workmanship error due to two factors (1) the manual heating/welding of the adhesive, which is very unpredictable for constant heat, and (2) the roof system only consists of 1 to 2 plies, which translates in to a very thin layer of water protection.




Solution Options

Client: City of Prince Albert

Facility: Municipal Services Centre

Roof Section: Lower Section(Middle)

Restore Options

Solution Option:	Restore 	Action Year:	2025
Square Footage:	7,743	Expected Life (Years):	20
Budget Range:	\$105,000.00 - \$120,000.00		

Scope of Work: Full Restoration with 15 year watertight warranty

1. Power wash the entire surface including flashings
2. For the field of the roof and flashings, apply 1.5 gal./100 sq. ft. (24 wet mils) of base coat
3. Embed reinforcement fabric by brushing or rolling into place from the center out.
4. Next, top reinforcement with 1 gal./100 sq. ft. (16 wet mils) Allow to dry for 24-48
5. Finally, apply an additional 2 gal./100 sq. ft. (32 wet mils) to the entire roof by brush, roller or spray.




Solution Options

Client: City of Prince Albert

Facility: Municipal Services Centre

Roof Section: Lower Section(Middle)

Maintenance Options

Solution Option:	Maintenance 	Action Year:	2022
Square Footage:	7,743	Expected Life (Years):	3
Budget Range:	\$3,500.00 - \$5,000.00		

Scope of Work: Routine Maintenance

1. Repair all open fish mouths using high grade mastic reinforced with mesh
2. Re caulk all coping cap seams
3. Fill all pitch pockets using high grade mastic
4. Re seal around all penetrations using high grade mastic
5. Repair sagging curb flashings on units and around perimeter



Construction Details

Client: City of Prince Albert

Facility: Municipal Services Centre

Roof Section: Upper Section(East)

Information

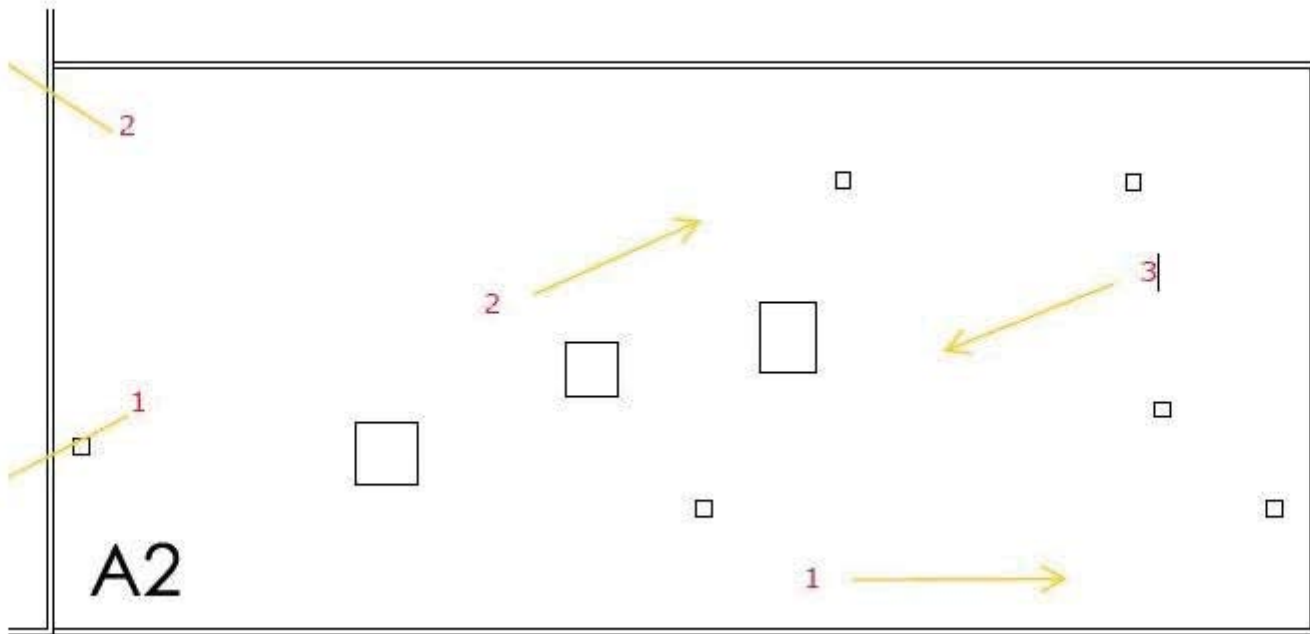
Year Installed	-	Square Footage	17,548
Slope Dimension	0	Eave Height	~25
Roof Access	Attached Ladder	System Type	Mineral Modified Bitumen

Assembly

Roof #	Layer Type	Description	Attachment	R-Value	Thickness
1	Membrane	Mod Bit - 2 ply mineral surfaced	Torch applied	-	-

Details

Drain System	Internal Roof Drains
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Inspection Report

Client: City of Prince Albert

Facility: Municipal Services Centre

Report Date: 05/16/2022

Roof Section: Upper Section(East)

Inspection Information

Inspection Date	05/16/2022	Core Data	No
Inspection Type	Infrared Scan	Leakage	No

Overall

Rating	Fair
Condition	No thermal anomaly related to wet insulation was found on this section



Photo 1

General view of section A2 (upper est) with the infrared camera.
 No thermal anomaly related to wet insulation was found on this section.
 Accumulation of granules were visible on the perimeters of the roof.

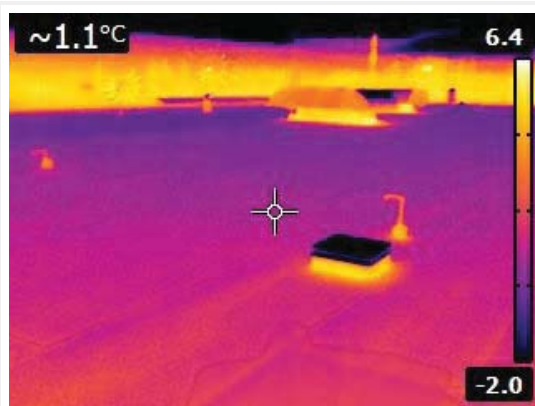


Photo 2

General view of section A2 (upper est) with the infrared camera.
 No thermal anomaly related to wet insulation was found on this section.

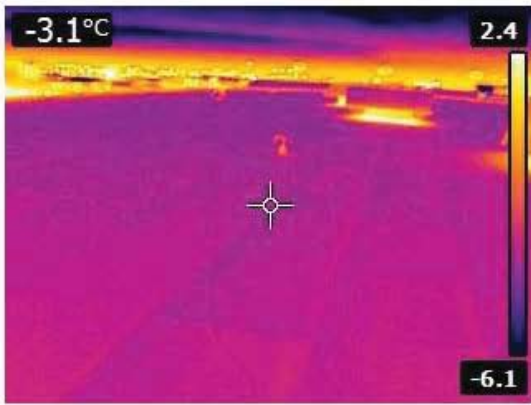


Photo 3

General view of section A2 (upper est) with the infrared camera.

No thermal anomaly related to wet insulation was found on this section.

HVAC systems were working during our inspection.



Photo Report

Client: City of Prince Albert

Facility: Municipal Services Centre

Report Date: 05/27/2022

Title: Initial Inspection

Roof Section: Upper Section(East)



Photo 1

Lower Middle Section: Modified Bitumen

Overall Condition: Good - Fair

Scan: 0% Wet

CLEAR Analysis: The 25 year old core samples are from a 2 ply modified roof system with fiberglass felt interplies in an asphalt adhesive. After visual inspection, both cores from the system appear to be in similar condition, implying that both sections of the roof have aged at a similar rate. For this reason, testing values were reported from the East section core. The interplies were very easily delaminated by hand as shown in Figures 12 and 15. Some mineral loss is expressed by exposed asphalt spots on the surface of the core but overall the coverage is still fairly good. The softening point and pen tests show that the asphalt adhesive responsible for keeping the system intact has lost its oils over time, causing the system to become more brittle. The core tested below the recommended tensile strength, but elongation was well

above the recommendation. The sample performed well when undergoing puncture testing, implying that the system can withstand foot traffic and most weather phenomena. Please contact Garland's Technical Team to discuss the best options for these roof systems. The above results are based solely on the core samples examined and may not be representative of the condition of the roof. No representations or warranties are hereby made as to the condition of the roof.

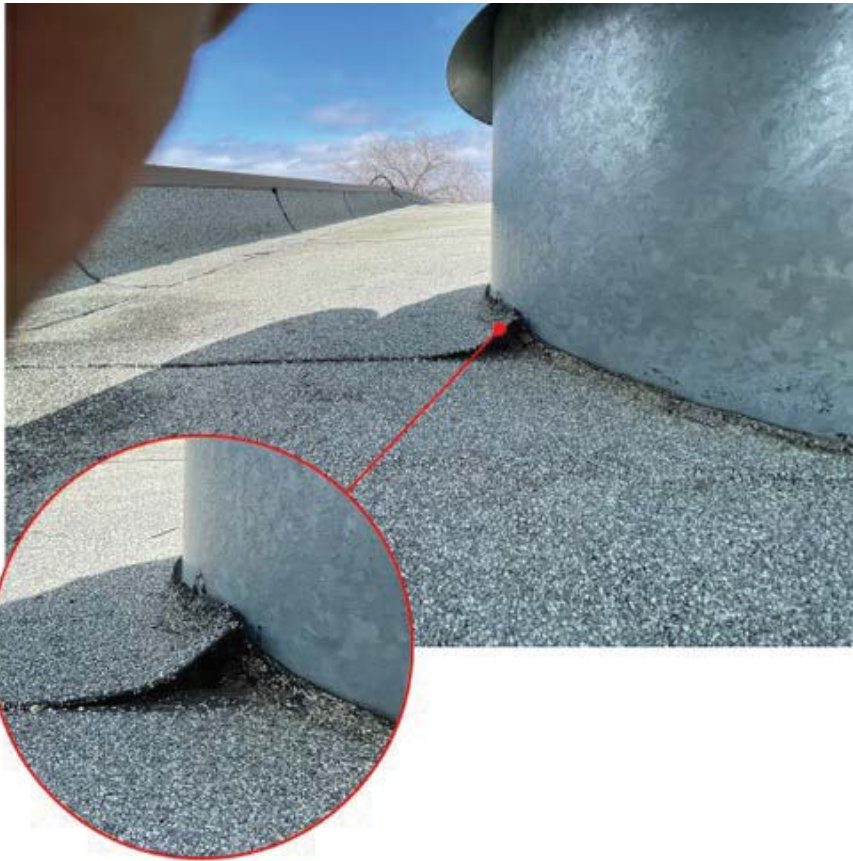


Photo 2

Fish mouths: Wrinkles or openings at the edge of the membrane caused by poor adhesion or installation. Fish mouths are a common cause of early failure on 2-ply torch down and single ply roof systems. These systems are prone to workmanship error due to two factors (1) the manual heating/welding of the adhesive, which is very unpredictable for constant heat, and (2) the roof system only consists of 1 to 2 plies, which translates in to a very thin layer of water protection.



Photo 3

Penetration
Waterproofing: Beginning to deteriorate around the perimeter allowing for potential moisture access.



Photo 4

Penetration
Waterproofing: Beginning to deteriorate around the perimeter allowing for potential moisture access.



Photo 5

Ridges: These show up on the surface of built up roofs as linear buckling felt lines protruding upward through the surface layers of asphalt and aggregate. Ridges are formed by either thermal changes expanding and contracting the roofing felts or by gaps in the underlying insulation that allow vapor to migrate upwards through the roof system. Over a period of time ridges will grow and erode until they are stripped of their protective asphalt. These exposed ridges, through repeated weather cycling, will eventually crack and split to allow water into the roof system.



Photo 6

Ridges: These show up on the surface of built up roofs as linear buckling felt lines protruding upward through the surface layers of asphalt and aggregate.

Photo 7

Ponding: Ponding water occurs when moisture collects in large pools on the surface of a roof system. These pools begin to form



due to the following: 1) roof drains are blocked or clogged with debris, 2) the insulation package has lost dimensional stability and has reduced in thickness, 3) poor slope to drain design via overbuilt crickets or tapered insulation system, 4) roof drains are built along side building support columns which maintain a consistent height under load while the balance of the roof system is applied over a live deck which tends to move and deflect under normal seasonal load. In all cases, roof depressions that collect and hold water will tend to grow in size as the added weight of the ponding water will continue to deflect the roof deck even further.

This condition can damage the roof in a number of ways. Additional structural loads create more movement of the roof assembly creating more tear stress and of course a potential for structural failure. UV intensity also increases under ponding conditions as the sun's rays are increased to the point where it accelerates deterioration in most all roof systems. In asphalt based assemblies the natural waterproofing oils in the asphalt will separate from the membrane if the system remains submerged under water for sustained periods. Single ply roof system rot and burn out when the ponding area is exposed to sunlight. The added weight can crush insulation increasing the ponding condition and creating a condition where the insulation becomes a useless thermal barrier. This condition then affects the

mechanical system and the cost of heating and cooling the building. In the winter ponding water will expand as it freezes. This expansion will weaken small imperfections in the roof system. Small cracks and tears will widen until they rupture to allow water into the building. And finally, a negatively deflected deck becomes a structural concern.



Photo 8

Ponding: Ponding water occurs when moisture collects in large pools on the surface of a roof system.



Photo 9

Ponding: Ponding water occurs when moisture collects in large pools on the surface of a roof system.



Photo 10

Pitch Pocket Deterioration: Metal protrusions that penetrate the roof system to allow conduits to run from the rooftop into the building. Movement from the protrusion can break the waterproofing compound, creating cracks. Over time, the release of solvents from the compound can cause the material to shrink, leaving gaps along the edges of the pan and around structural support. Water can enter through a defective pitch pan and find its way into the interior of the building. Moisture can also penetrate into the roof system leading to premature failure.



Photo 11

Pitch Pocket

Deterioration: Metal protrusions that penetrate the roof system to allow conduits to run from the rooftop into the building. Movement from the protrusion can break the waterproofing compound, creating cracks.

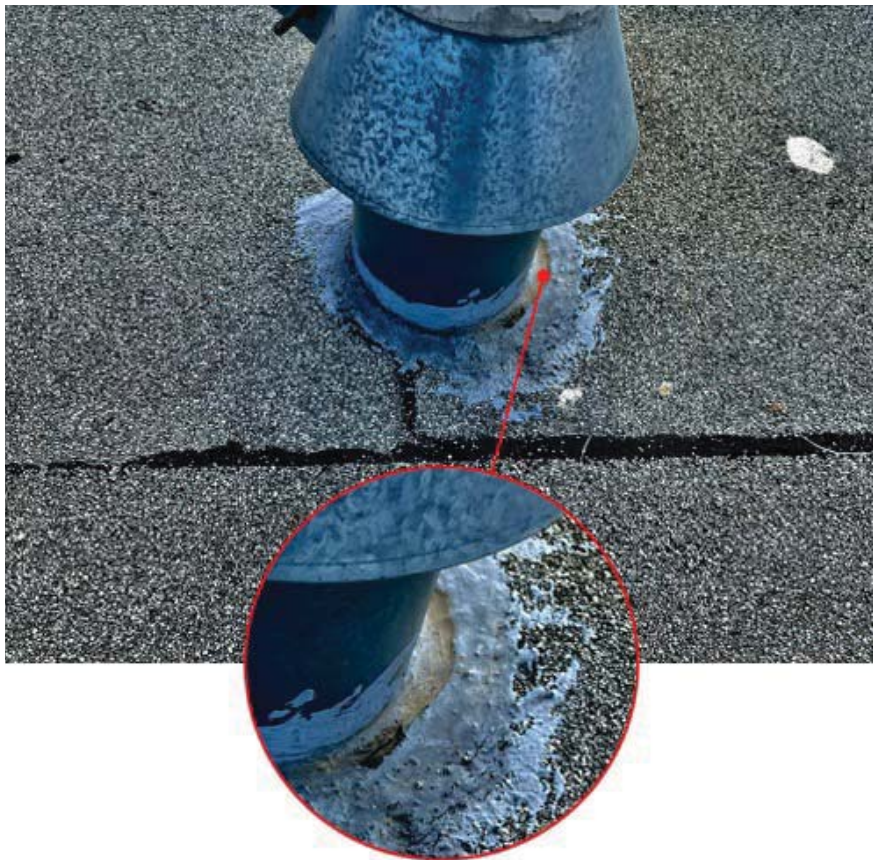


Photo 12

Penetration Waterproofing: Beginning to deteriorate around the perimeter allowing for potential moisture access.



Photo 13

Ridges: These show up on the surface of built up roofs as linear buckling felt lines protruding upward through the surface layers of asphalt and aggregate.



Photo 14

Ridges: These show up on the surface of built up roofs as linear buckling felt lines protruding upward through the surface layers of asphalt and aggregate.

Photo 15

CLEAR Analysis:
Removal of membrane sample.



Photo 16

CLEAR Analysis: Repair of membrane cut.



Photo 17

CLEAR Analysis:
Imbedded using granules from perimeter to reinforce mastic repair and protect from UV.






Solution Options

Client: City of Prince Albert

Facility: Municipal Services Centre

Roof Section: Upper Section(East)

Maintenance Options

Solution Option:	Maintenance 	Action Year:	2022
Square Footage:	17,548	Expected Life (Years):	3
Budget Range:	\$2,500.00 - \$5,000.00		

Scope of Work: Routine Maintenance

1. Repair all open fish mouths using high grade mastic reinforced with mesh
2. Re caulk all coping cap seams
3. Fill all pitch pockets using high grade mastic
4. Re seal around all penetrations using high grade mastic
5. Repair sagging curb flashings on units and around perimeter




Solution Options

Client: City of Prince Albert

Facility: Municipal Services Centre

Roof Section: Upper Section(East)

Restore Options

Solution Option:	Restore 	Action Year:	2024
Square Footage:	17,548	Expected Life (Years):	20
Budget Range:	\$250,000.00 - \$350,000.00		

Scope of Work: Full Restoration with 15 year watertight warranty

1. Power wash the entire surface including flashings
2. For the field of the roof and flashings, apply 1.5 gal./100 sq. ft. (24 wet mils) of base coat
3. Embed reinforcement fabric by brushing or rolling into place from the center out.
4. Next, top reinforcement with 1 gal./100 sq. ft. (16 wet mils) Allow to dry for 24-48
5. Finally, apply an additional 2 gal./100 sq. ft. (32 wet mils) to the entire roof by brush, roller or spray.



Construction Details

Client: City of Prince Albert

Facility: Municipal Services Centre

Roof Section: Upper Section(West)

Information

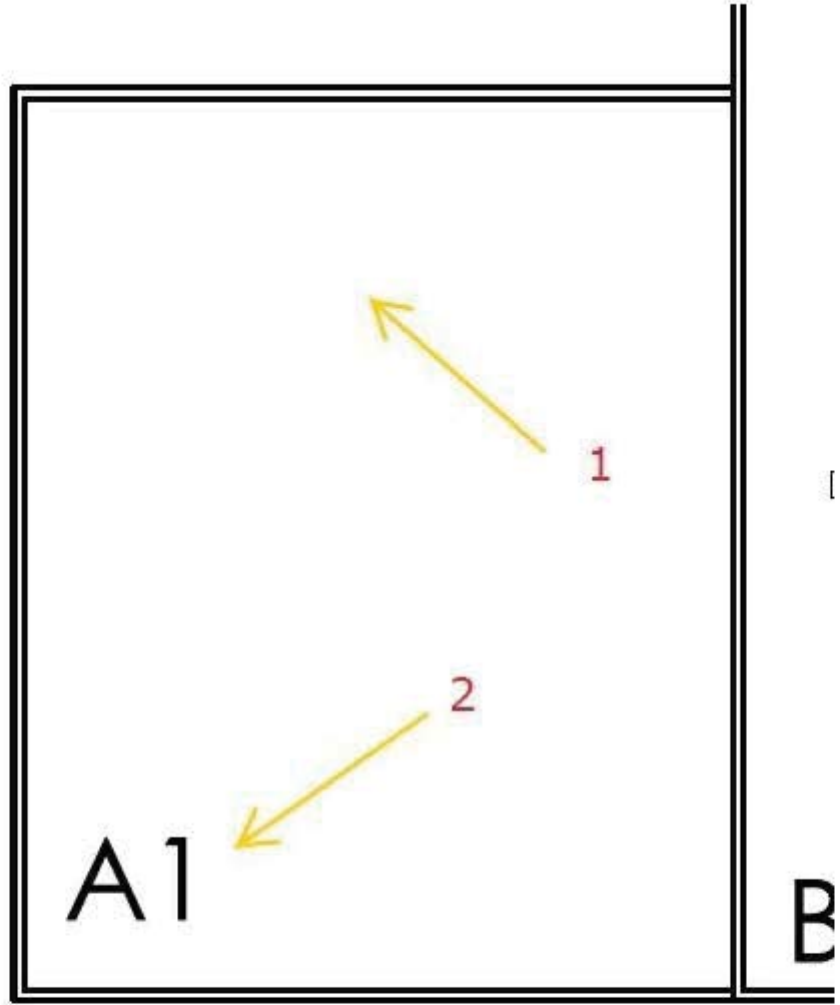
Year Installed	-	Square Footage	6,118
Slope Dimension	0	Eave Height	~25
Roof Access	Attached Ladder	System Type	Modified Bitumen

Assembly

Roof #	Layer Type	Description	Attachment	R-Value	Thickness
1	Membrane	Mod Bit - 2 ply mineral surfaced	Torch applied	-	-

Details

Drain System	Internal Roof Drains
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Inspection Report

Client: City of Prince Albert

Facility: Municipal Services Centre

Report Date: 05/16/2022

Roof Section: Upper Section(West)

Inspection Information

Inspection Date	05/16/2022	Core Data	No
Inspection Type	Infrared Scan	Leakage	No

Overall

Rating	Fair
Condition	No thermal anomaly related to wet insulation was found on this section

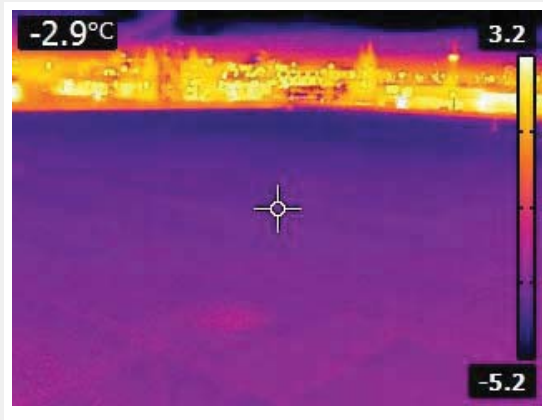


Photo 1

General view of section A1 (upper west)

No thermal anomaly related to wet insulation was found on this section.
The thermal patterns are homogeneous.

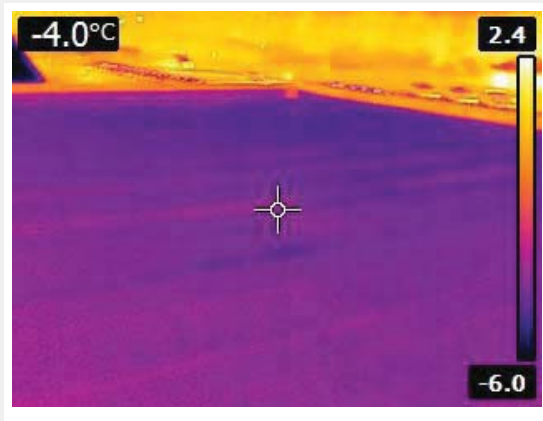


Photo 2

General view of section A1 (upper west)

No thermal anomaly related to wet insulation was found on this section.



Photo Report

Client: City of Prince Albert

Facility: Municipal Services Centre

Report Date: 05/27/2022

Title: Initial Inspection

Roof Section: Upper Section(West)



Photo 1

Lower Middle Section: Modified Bitumen

Overall Condition: Good - Fair

Scan: 0% Wet

CLEAR Analysis: The 25 year old core samples are from a 2 ply modified roof system with fiberglass felt interplies in an asphalt adhesive. After visual inspection, both cores from the system appear to be in similar condition, implying that both sections of the roof have aged at a similar rate. For this reason, testing values were reported from the East section core. The interplies were very easily delaminated by hand as shown in Figures 12 and 15. Some mineral loss is expressed by exposed asphalt spots on the surface of the core but overall the coverage is still fairly good. The softening point and pen tests show that the asphalt adhesive responsible for keeping the system intact has lost its oils over time, causing the system to become more brittle. The core tested below the recommended tensile strength, but elongation was well above the recommendation. The sample performed well when undergoing puncture testing, implying that the system can withstand foot traffic and most weather phenomena. Please contact Garland's Technical Team to discuss the best options for these roof systems. The above results are based solely on the core samples examined and may not be representative of the condition of the roof. No representations or warranties are hereby made as to the condition of the roof.



Photo 2

Drains: Membrane replaced around drains.



Photo 3

Ponding: Ponding water occurs when moisture collects in large pools on the surface of a roof system. These pools begin to form due to the following: 1) roof drains are blocked or clogged with debris, 2) the insulation package has lost dimensional stability and has reduced in thickness, 3) poor slope to drain design via overbuilt crickets or tapered insulation system, 4) roof drains are built along side building support columns which maintain a consistent height under load while the balance of the roof system is applied over a live deck which tends to move and deflect under normal seasonal load. In all cases, roof depressions that collect and hold water will tend to grow in size as the added weight of the ponding water will continue to deflect the roof deck even further.

This condition can damage the roof in a number of ways. Additional structural loads create more movement of the roof assembly creating more tear stress and of course a potential for structural failure. UV intensity also increases under ponding conditions as the sun's rays are increased to the point where it accelerates deterioration in most all roof systems. In asphalt based assemblies the natural waterproofing oils in the asphalt will separate from the membrane if the system remains submerged under water for sustained periods. Single ply roof system rot and burn out when the ponding area is exposed to sunlight. The added weight can crush insulation increasing the ponding condition and creating a condition where the insulation becomes a useless thermal barrier. This condition then affects the mechanical system and the cost of heating and cooling the building. In the winter ponding water will expand as it freezes. This expansion will weaken small imperfections in the roof system. Small cracks and tears will widen until they rupture to allow water into the building. And finally, a negatively deflected deck becomes a structural concern.



Photo 4

Ridges: These show up on the surface of built up roofs as linear buckling felt lines protruding upward through the surface layers of asphalt and aggregate. Ridges are formed by either thermal changes expanding and contracting the roofing felts or by gaps in the underlying insulation that allow vapor to migrate upwards through the roof system. Over a period of time ridges will grow and erode until they are stripped of their protective asphalt. These exposed ridges, through repeated weather cycling, will eventually crack and split to allow water into the roof system.



Photo 5

Ponding: Ponding water occurs when moisture collects in large pools on the surface of a roof system.



Photo 6

Perimeter Flashing Deterioration: Most roof failures start at perimeter and penetration locations. Perimeter wall flashings can be damaged due to normal seasonal building movement and thermal shock. Additional damage can also be seen from UV degradation as well. At all of these deteriorated or failed points, moisture can gain direct access to the roof system insulation and the buildings interior.



Photo 7

Mineral Roof Granule Deterioration: It is very common for mineral finished roofs to experience bare felts as early as five years after installation. Manufacturing quality control issues as well as weather "washing off" the factory applied mineral coating causes these areas. Typically this is indicated by accumulations of mineral where ponding is present. Bare felts cause exposure of the membrane to the sun/UV rays, which cause rapid membrane deterioration. Therefore, it is extremely important to coat these areas as soon as they appear.



Photo 8

Mineral Roof Granule Deterioration: It is very common for mineral finished roofs to experience bare felts as early as five years after installation. Manufacturing quality control issues as well as weather “washing off” the factory applied mineral coating causes these areas. Typically this is indicated by accumulations of mineral where ponding is present. Bare felts cause exposure of the membrane to the sun/UV rays, which cause rapid membrane deterioration. Therefore, it is extremely important to coat these areas as soon as they appear.



Photo 9

Ponding: Ponding water occurs when moisture collects in large pools on the surface of a roof system. These pools begin to form due to the following: 1) roof drains are blocked or clogged with debris, 2) the insulation package has lost dimensional stability and has reduced in thickness, 3) poor slope to drain design via overbuilt crickets or tapered insulation system, 4) roof drains are built along side building support columns which maintain a consistent height under load while the balance of the roof system is applied over a live deck which tends to move and deflect under normal seasonal load. In all cases, roof depressions that collect and hold water will tend to grow in size as the added weight of the ponding water will continue to deflect the roof deck even further.

This condition can damage the roof in a number of ways. Additional structural loads create more movement of the roof assembly creating more tear stress and of course a potential for structural failure. UV intensity also increases under ponding conditions as the sun’s rays are increased to the point where it accelerates deterioration in most all roof systems. In asphalt based assemblies the natural waterproofing oils in the asphalt will separate from the membrane if the system remains submerged under water for sustained periods. Single ply roof system rot and burn out when the ponding area is exposed to sunlight. The added weight can crush insulation increasing the ponding condition and creating a condition where the insulation becomes a useless thermal barrier. This condition then affects the mechanical system and the cost of heating and cooling the building. In the winter ponding water will expand as it freezes. This expansion will weaken small imperfections in the roof system. Small cracks and tears will widen until they rupture to allow water into the building. And finally, a negatively deflected deck becomes a structural concern.



Photo 10

CLEAR Analysis: Removal of membrane sample.



Photo 11

CLEAR Analysis: Repair of membrane sample.



Photo 12

CLEAR Analysis: Imbedded with granules from perimeter to reinforce and protect against UV.




Solution Options

Client: City of Prince Albert

Facility: Municipal Services Centre

Roof Section: Upper Section(West)

Maintenance Options

Solution Option:	Maintenance 	Action Year:	2022
Square Footage:	6,118	Expected Life (Years):	3
Budget Range:	\$2,500.00 - \$5,000.00		

Scope of Work: Routine Maintenance

1. Repair all open fish mouths using high grade mastic reinforced with mesh
2. Re caulk all coping cap seams
3. Fill all pitch pockets using high grade mastic
4. Re seal around all penetrations using high grade mastic
5. Repair sagging curb flashings on units and around perimeter




Solution Options

Client: City of Prince Albert

Facility: Municipal Services Centre

Roof Section: Upper Section(West)

Restore Options

Solution Option:	Restore 	Action Year:	2023
Square Footage:	6,118	Expected Life (Years):	20
Budget Range:	\$110,000.00 - \$135,000.00		

Scope of Work: Full Restoration with 15 year watertight warranty

1. Power wash the entire surface including flashings
2. For the field of the roof and flashings, apply 1.5 gal./100 sq. ft. (24 wet mils) of base coat
3. Embed reinforcement fabric by brushing or rolling into place from the center out.
4. Next, top reinforcement with 1 gal./100 sq. ft. (16 wet mils) Allow to dry for 24-48
5. Finally, apply an additional 2 gal./100 sq. ft. (32 wet mils) to the entire roof by brush, roller or spray.

Facility Name:	MUNICIPAL SERVICE CENTRE COLD STORAGE SOUTH
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Field Names	Descriptors
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WT ID: B020

Address: 11 38 Street East

Size: 6,000 Square Feet - This consists of large main floor area consisting packed gravel base.

Year Constructed: 1976

Facility Age (In Years): 48 Based on calculation from 1976 to 2024

Type of Construction: Pole shed construction with metal cladding on exterior walls and a metal roof

Significant or Hazardous Issues: None

Original Construction Cost: Will work with Assessment Division to update values in 2025

Assessed Land Value

Assessed Building Value

Assessed Land and Building Value

Facility Replacement Cost:

Actual Operating Costs:

State of Facility (5 year plan): 2025
No projects planned or required at this time.

2026

No projects planned or required at this time.

No projects planned or required at this time.

2028

No projects planned or required at this time.

2029

No projects planned or required at this time.

TOTAL COSTS FOR 2025 TO 2029 **\$0.00**

Current Use of Facility: This building is used to store Water/Sewer supplies (piping, valves, man hole covers, etc.), also houses loader blades and grader blades.

Hours of Operation: Monday to Friday 7:00AM to 5:00PM year round

Facility Condition: (Good, Fair or Poor) Good

Recommendation to Keep: Yes

Summary: This building is used as intended

Attachments: Recent/Current City Pictures



Facility Name:	MUNICIPAL SERVICE CENTRE COLD STORAGE EAST
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Field Names	Descriptors
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WT ID: B020

Address: 11 38 Street East

Size: 9,025 Square feet - This consists of one large main floor area

Year Constructed: 1973

Facility Age (In Years): 51 based on calculation from 1973 to 2024

Type of Construction: Pole shed construction with metal cladding on exterior walls and a metal roof.

Significant or Hazardous Issues: None

Original Construction Cost:
 Assessed Land Value
 Assessed Building Value
 Assessed Land and Building Value
 Facility Replacement Cost:
 Actual Operating Costs:

Will work with Assessment Division to update values in 2025

State of Facility (5 year plan):

	2025	
Insulate and heat this building		\$123,000.00

	2026	
No projects planned or required at this time.		

No projects planned or required at this time.		

	2028	
No projects planned or required at this time.		

	2029	
No projects planned or required at this time.		

TOTAL COSTS FOR 2025 TO 2029	\$123,000.00
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Current Use of Facility: This building is currently used as cold storage for Mechanics, roadways, water/sewer and any other work unit looking to store something.

Facility Condition: (Good, Fair or Poor) Good

Recommendation to Keep: Yes

Summary: Fleet along with roadways are currently very short on heated vehicle/equipment storage space, insulating and heating this building would help solve this problem.

Attachments: Recent/Current City Pictures



Facility Name:	MUNICIPAL SERVICE CENTRE COVERALL CS #1
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Field Names	Descriptors
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WT ID: B020

Address: 11 38 Street East

Size: 4,080 Square ft - This consists of one large main floor area

Year Constructed: 2015

Facility Age (In Years): 9 based on calculation from 2015 to 2024

Type of Construction: Tubular metal framing with a canvas type cover

Significant or Hazardous Issues: None

Original Construction Cost:
 Assessed Land Value
 Assessed Building Value
 Assessed Land and Building Value
 Facility Replacement Cost:
 Actual Operating Costs:

Will work with Assessment Division to update values in 2025

State of Facility (5 year plan):

	2025
No projects planned or required at this time.	

	2026
No projects planned or required at this time.	

	2027
No projects planned or required at this time.	

	2028
No projects planned or required at this time.	

	2029
No projects planned or required at this time.	

TOTAL COSTS FOR 2025 TO 2029	\$0.00
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Current Use of Facility: This building is currently used as cold storage for Mechanics, roadways, water/sewer and any other work unit looking to store something.

Facility Condition: (Good, Fair or Poor) Good

Recommendation to Keep: Yes

Summary: Fleet along with roadways are currently very short on heated vehicle/equipment storage space, insulating and heating this building would help solve this problem.

Attachments: Recent/Current City Pictures



Facility Name:	MUNICIPAL SERVICE CENTRE COVERALL CS #2
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Field Names	Descriptors
-------------	-------------

WT ID:

Address:

Size:

Year Constructed:

Facility Age (In Years):

Type of Construction:

Significant or Hazardous Issues:

Original Construction Cost:
 Assessed Land Value
 Assessed Building Value
 Assessed Land and Building Value
 Facility Replacement Cost:
 Actual Operating Costs:

Will work with Assessment Division to update values in 2025

State of Facility (5 year plan):

	2025
No projects planned or required at this time.	

	2026
No projects planned or required at this time.	

No projects planned or required at this time.	

	2028
No projects planned or required at this time.	

	2029
No projects planned or required at this time.	

TOTAL COSTS FOR 2025 TO 2029	\$0.00
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Current Use of Facility:

Facility Condition: (Good, Fair or Poor)

Recommendation to Keep:

Summary:

Attachments: Recent/Current City Pictures



Facility Name:	BERNICE SAYESE CENTRE
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Field Names	Descriptors
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WT ID: B014

Address: 1350 15 Ave West

Size: 11,079 Square Feet

Year Constructed: 1960

Facility Age (In Years): 64 Based on Calculation 1960 to 2024

Type of Construction: Conventional wood wall construction, stucco exterior, drywall interior. Gymnasium block wall, Multiple roof systems include conventional roof rafter with asphalt shingles, and SBS roof.

Significant or Hazardous Issues: None

Original Construction Cost:
Assessed Land Value
Assessed Building Value
Assessed Land and Building Value
Facility Replacement Cost:
Actual Operating Costs:

Will work with Assessment Division to update values in 2025

State of Facility (5 year plan):

	2025
No projects planned or required at this time.	

	2026
No projects planned or required at this time.	

No projects planned or required at this time.	

	2028
No projects planned or required at this time.	

	2029
No projects planned or required at this time.	

TOTAL COSTS FOR 2025 TO 2029	\$0.00
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Agreement/Lease Information:

The lease is with the West Flat Citizen group who sublets to The PA Health Region, SIAST and the West Flat Community Preschool. The City also has an agreement with the Riverbank Development Corporation who serve as another main tenant.

The City and Lessee commitments are the same for all Community Clubs and Bernice Sayese Centre.

The Community Clubs and Bernice Sayese Centre are responsible for the maintenance of the facilities and grounds and must maintain public liability coverage of 1 millions dollars per occurrence. The Club is also responsible to pay the deductible portion under the City's insurance policy in the event damages occur.

The City is responsible for the utilities and to insure the Community Club properties. The Club has an option to take out a separate policy to reduce the deductible portion on the City's main insurance policy to reduce the amount the Community Club's are responsible for. Further, the City is responsible to provide the Club with an annual Operating and Maintenance Grant. The Centre is not eligible to apply for the Recreation Facility Grant Program for the replacement of mechanical equipment and structural components as the City is responsible for all repair and replacement costs for these components including HVAC.

If the Club refuses, neglects or omits to perform its obligations they have 14 days to remedy the issue. If they fail to remedy the situation the City may choose to do so at the Club's expense. The Agreement can also be terminated if the Club declares insolvency or bankruptcy, fails to comply with the Non-Profit Act or fails to deliver the programs for the residents of the community neighbourhood. In addition to the other provisions regarding termination, this agreement may be terminated upon 6 months written notice prior to the end of the term.

Facility Name:	BERNICE SAYESE CENTRE
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Field Names	Descriptors
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Current Use of Facility:	The facility is named in memory of Bernice Sayese and is known as a hub for recreational and social development activities in the West Flat area of the City. The Facility is equipped with a meeting area and Gymnasium that are used in conjunction with the City's Playground Program, Preschool, Day Care, Good Food Box Program, Youth and Seniors Programming.
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Hours of Operation:	Monday to Thursday 9:00AM to 9:00PM, Friday 9:00AM to 5:00PM, closed weekends and statutory holidays
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Emergency Generator:	No
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Fire Alarm System:	Yes. Certified Annually
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Fire Suppression System:	No
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Concession Hoods:	There is a conventional range hood with manual fire extinguisher located beside range hood.
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Historical Designation:	No
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Facility Condition: (Good, Fair or Poor)	Good
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Recommendation to Keep:	None
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Summary:	In 2023 the West Flat Citizen Group applied and got a 1.2 million dollar grant for building improvements, these improvements include interior and exterior painting, replacement of flooring throughout the building, upgrade the lighting to LED throughout the building, re-roof the flat roof over the gym, remove shingles on the slope roofs and install metal roof, complete renovation to the washrooms making them handicap accessible. Re-store garage by installing new windows, new main door and overhead door, repalcing the old boiler with 2 new boilers and the paving of the north parking lot. This facility should be in good shape for years to come.
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Attachments:	Recent/Current City Pictures Community Club Agreement Review
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Facility Name:	NORDALE COMMUNITY CLUB
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Field Names	Descriptors
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WT ID:	B044
Address:	1335 6 Ave NE
Size:	5,440 Square Feet
Year Constructed:	1989
Facility Age (In Years):	35 Based on calculation 1989 to 2024
Type of Construction:	Conventional wood exterior wall with brick veneer and stucco finish, wood rafters with asphalt shingles
Significant or Hazardous Issues:	None
Original Construction Cost:	Will work with Assessment Division to update values in 2025 Assessed Land Value Assessed Building Value Assessed Land and Building Value
Facility Replacement Cost:	
Actual Operating Costs:	

State of Facility (5 year plan):	2025				
	<p style="color: red; margin: 0;">Projects are the responsibility of the individual community club as per lease agreement with the City.</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Upgrade parking lot lighting to LED</td> <td style="text-align: right; border: none;">\$3,000.00</td> </tr> <tr> <td>Upgrade lighting to the interior of building</td> <td style="text-align: right; border: none;">\$5,200.00</td> </tr> </table>	Upgrade parking lot lighting to LED	\$3,000.00	Upgrade lighting to the interior of building	\$5,200.00
Upgrade parking lot lighting to LED	\$3,000.00				
Upgrade lighting to the interior of building	\$5,200.00				
	2026				
	<p style="color: red; margin: 0;">Projects are the responsibility of the individual community club as per lease agreement with the City.</p>				
	2027				
	<p style="color: red; margin: 0;">Projects are the responsibility of the individual community club as per lease agreement with the City.</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">This facility currently uses 2 (80 gal) water heaters, remove the 2 and replace with 1 (80 gal)</td> <td style="text-align: right; border: none;">\$8,500.00</td> </tr> </table>	This facility currently uses 2 (80 gal) water heaters, remove the 2 and replace with 1 (80 gal)	\$8,500.00		
This facility currently uses 2 (80 gal) water heaters, remove the 2 and replace with 1 (80 gal)	\$8,500.00				
	2028				
	<p style="color: red; margin: 0;">Projects are the responsibility of the individual community club as per lease agreement with the City.</p> <p>Floor replacement in main hall area cost unknown</p>				
	2029				
	<p style="color: red; margin: 0;">Projects are the responsibility of the individual community club as per lease agreement with the City.</p> <p>No projects planned at this time.</p>				
	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">TOTAL COSTS FOR 2025 TO 2029</td> <td style="text-align: right; border: none;">\$16,700.00</td> </tr> </table>	TOTAL COSTS FOR 2025 TO 2029	\$16,700.00		
TOTAL COSTS FOR 2025 TO 2029	\$16,700.00				

Agreement/Lease Information:	<p>Lease Agreement is with the Nordale Community Club. The City and Lessee commitments are the same for all Community Clubs.</p> <p>The Community Clubs are responsible for the maintenance of the facilities and grounds and must maintain public liability coverage of 1 millions dollars per occurrence. The Club is also responsible to pay the deductible portion under the City's insurance policy in the event damages occur.</p> <p>The City is responsible for the utilities and to insure the Community Club properties. The Club has an option to take out a separate policy to reduce the deductible portion on the City's main insurance policy to reduce the amount the Community Club's are responsible for. Further, the City is responsible to provide the Club with an annual Operating and Maintenance Grant and to financially assist the Clubs through the Recreation Facility Grant Program for the replacement of mechanical equipment and structural components based on a 50/50 cost sharing basis.</p> <p>If the Club refuses, neglects or omits to perform its obligations they have 14 days to remedy the issue. If they fail to remedy the situation the City may choose to do so at the Club's expense. The Agreement can also be terminated if the Club declares insolvency or bankruptcy, fails to comply wit the Non-Profit Act or fails to deliver the programs for the residents of the community neighbourhood. In addition to the other provisions regarding termination, this agreement may be terminated upon 6 months written notice prior to the end of the term.</p>
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Facility Name:	NORDALE COMMUNITY CLUB
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Field Names	Descriptors
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Current Use of Facility:	The community club offers a multi-purpose hall, an outdoor rink, softball diamond, playground equipment and open park space. The multi-purpose hall serves as a popular location for weddings, special occasions and events.
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Hours of Operation:	Outdoor Rink open from 3:00-9:00PM - Monday to Friday, and 9:00AM to 9:00PM - Weekends with outdoor ice surface available over the winter
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Emergency Generator:	No
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Fire Alarm System:	Yes. Certified Annually
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Fire Suppression System:	No
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Concession Hoods:	None
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Historical Designation:	No
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Facility Condition: (Good, Fair or Poor)	Good
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Recommendation to Keep:	Yes
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Summary:	At the site meeting on Jan 11th the operators indicated the projects they planned for 2024 which include; a renovation of the male and female washrooms (flooring, new plumbing fixtures LED lighting)quote from 2022 indicate a cost of 23,147.05. Main entrance door replacement cost 4,500. Bi-annual PM service to heating/cooling appliances cost 550. Ground work around the outside of boards on the outdoor rink cost unknown. Overall this facility is well maintained but could use a good cleaning in the skate warm up area and furnace room.
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Attachments:	Recent/Current City Pictures Community Club Agreement Review
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Nordale Community Hall

Facility Name:	CARLTON PARK COMMUNITY CLUB
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Field Names	Descriptors
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WT ID: B037

Address: 3100 Dunn Drive

Size: 6,756 Square Feet

Year Constructed: 1981 Initial Construction

Facility Age (In Years): 43 Based on calculation 1981 to 2024

Type of Construction: Wood frame construction, stucco exterior, conventional roof with asphalt shingles and forced air furnace

Significant or Hazardous Issues: None

Original Construction Cost: Will work with Assessment Division to update values in 2025

Assessed Land Value

Assessed Building Value

Assessed Land and Building Value

Facility Replacement Cost:

Actual Operating Costs:

State of Facility (5 year plan):

2025
<p>Projects are the responsibility of the individual community club as per lease agreement with the city</p> <p>Zamboni replacement cost unknown</p> <p>Remove construction heat from Zamboni room replace it with a gas fired unit heater \$4,500.00</p>

2026
<p>Projects are the responsibility of the individual community club as per lease agreement with the City.</p>

2027
<p>Projects are the responsibility of the individual community club as per lease agreement with the City.</p> <p>Replacement of electric water heater in kitchen \$2,700.00</p>

2028
<p>Projects are the responsibility of the individual community club as per lease agreement with the City.</p> <p>No projects planned at this time.</p>

2029
<p>Projects are the responsibility of the individual community club as per lease agreement with the City.</p> <p>No projects planned at this time.</p>

TOTAL COSTS FOR 2025 TO 2029	\$7,200.00
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Agreement/Lease Information:

The Lease Agreement is with the Carlton Park Community Club. The City and Lessee commitments are the same for all Community Clubs.

The Community Clubs are responsible for the maintenance of the facilities and grounds and must maintain public liability coverage of 1 millions dollars per occurrence. The Club is also responsible to pay the deductible portion under the City's insurance policy in the event damages occur.

The City is responsible for the utilities and to insure the Community Club properties. The Club has an option to take out a separate policy to reduce the deductible portion on the City's main insurance policy to reduce the amount the Community Club's are responsible for. Further, the City is responsible to provide the Club with an annual Operating and Maintenance Grant and to financially assist the Clubs through the Recreation Facility Grant Program for the replacement of mechanical equipment and structural components based on a 50/50 cost sharing basis.

If the Club refuses, neglects or omits to perform its obligations they have 14 days to remedy the issue. If they fail to remedy the situation the City may choose to do so at the Club's expense. The Agreement can also be terminated if the Club declares insolvency or bankruptcy, fails to comply wit the Non-Profit Act or fails to deliver the programs for the residents of the community neighbourhood. In addition to the other provisions regarding termination, this agreement may be terminated upon 6 months written notice prior to the end of the term.

Facility Name:	CARLTON PARK COMMUNITY CLUB
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Field Names	Descriptors
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Current Use of Facility:	<p>The Carlton Park Community Club is located along side the Carlton Park soccer pitch. The club offers a variety of facilities including a multi-purpose hall, meeting room, soccer pitch, outdoor playground equipment, outdoor rink and pleasure skating ice surface (with a warm-up area) as well as a the Children's Choice Daycare.</p> <p>City Council recently received and approved, in principle, a request from the Carlton Park Community Club and Kinsmen Club to renovate a portion of the dressing room space to meet the needs of a club room for the PA Kinsmen Club. Terms of the agreement are currently being drafted and will be submitted to City Council for approval before proceeding with implementing the partnership and completing the renovations.</p>
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Hours of Operation:	Mondays to Fridays from 3:30-9:00PM, and Saturdays and Sundays from 9:00AM to 9:00PM
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Emergency Generator:	No
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Fire Alarm System:	Yes. Certified Annually
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Fire Suppression System:	No
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Concession Hoods:	None
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Historical Designation:	No
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Facility Condition: (Good, Fair or Poor)	Good
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Recommendation to Keep:	Yes
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Summary:	This facility is very clean and well maintained, this facility is being used as intended.
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Attachments:	Recent/Current City Pictures Community Club Agreement Review
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Facility Name:	CRESCENT ACRES COMMUNITY CLUB
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Field Names	Descriptors
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WT ID:	B038
Address:	1695 Olive Diefenbaker Drive
Size:	1,200 Square Feet
Year Constructed:	1988
Facility Age (In Years):	36 based on calculation 1988 to 2024
Type of Construction:	Slab on grade, conventional wood construction with 1/2 log siding exterior, conventional rafters with asphalt shingles
Significant or Hazardous Issues:	None
Original Construction Cost:	Will work with Assessment Division to update values in 2025 Assessed Land Value Assessed Building Value Assessed Land and Building Value
Facility Replacement Cost:	
Actual Operating Costs:	
State of Facility (5 year plan):	

2025
Projects are the responsibility of the individual community club as per lease agreement with the City. Install new kitchen exhaust fan that is currently missing 500.00
2026
Projects are the responsibility of the individual community club as per lease agreement with the City. Replacement of furnace that provides heat to the concession and warm up shack 5,500.00
2027
Projects are the responsibility of the individual community club as per lease agreement with the City. Out door rink lighting upgrade (LED) 18,000.00
2028
Projects are the responsibility of the individual community club as per lease agreement with the City. A complete re-build of the out door rink cost unknown
2029
Projects are the responsibility of the individual community club as per lease agreement with the City. No projects planned at this time.

TOTAL COSTS FOR 2025 TO 2029	\$24,000.00
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Agreement/Lease Information:	<p>Lease Agreement is with the Crescent Acres Community Club. The City and the Prince Albert Roman Catholic School Division have also entered into a Joint Use Agreement for shared use of the grounds and facility at ST. Francis School.</p> <p>The City and Lessee commitments are the same for all Community Clubs.</p> <p>The Community Clubs are responsible for the maintenance of the facilities and grounds and must maintain public liability coverage of 1 millions dollars per occurrence. The Club is also responsible to pay the deductible portion under the City's insurance policy in the event damages occur.</p> <p>The City is responsible for the utilities and to insure the Community Club properties. The Club has an option to take out a separate policy to reduce the deductible portion on the City's main insurance policy to reduce the amount the Community Club's are responsible for. Further, the City is responsible to provide the Club with an annual Operating and Maintenance Grant and to financially assist the Clubs through the Recreation Facility Grant Program for the replacement of mechanical equipment and structural components based on a 50/50 cost sharing basis.</p> <p>If the Club refuses, neglects or omits to perform its obligations they have 14 days to remedy the issue. If they fail to remedy the situation the City may choose to do so at the Club's expense. The Agreement can also be terminated if the Club declares insolvency or bankruptcy, fails to comply with the Non-Profit Act or fails to deliver the programs for the residents of the community neighbourhood. In addition to the other provisions regarding termination, this agreement may be terminated upon 6 months written notice prior to the end of the term.</p>
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Facility Name:	CRESCENT ACRES COMMUNITY CLUB
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Field Names	Descriptors
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Current Use of Facility:

Crescent Acres Community Club provides recreational services and facilities to the south east area of the City. Club operations include but are not limited to:

- Operation and maintenance of outdoor asphalt surface, basketball and tennis courts.
- Accessibility to City baseball diamonds and soccer pitches.
- Operation of indoor arena located at 998 Branion Drive (a joint venture with Crescent Heights Community Club).
- Provision of after-hour booking services for St. Francis School gymnasium. This includes rentals for birthday parties, women's volleyball and other sports and recreation opportunities. During the summer months, City playground leaders operate supervised programs for children.
- Private security patrols through the CACC area.
- Crescent Acres Community Club has access to the indoor gymnasium in St. Francis School through a Joint Use agreement between the City and the Prince Albert Catholic School Division.

Located between St. Francis School and Vickers School, Crescent Acres Community Club offers club members a variety of facilities to meet the recreational needs of the community.

In addition, the storage area is also used by the City's Parks Maintenance staff over the summer

Hours of Operation:

Indoor Walk/Run Program from: 6:00-7:00AM
 Yoga Mondays 8:00PM
 Ladies Volleyball Tuesday 7:30PM
 Karate Wednesday 7:00-9:00PM and Saturday 12:00-2:00PM
 Boot Camp Fitness classes October to December 7:00-9:15PM

Emergency Generator:

Fire Alarm System:

Fire Suppression System:

Concession Hoods:

Historical Designation:

Facility Condition: (Good, Fair or Poor)

Recommendation to Keep:

Summary:

Inspection date Jan11th, cold water supply line is leaking should be repaired asap, also install check valve on this line to prevent back flow to hot water supply. The Zamboni room and concession area could use a good cleaning. The exterior of building is clean and well maintained. This facility is used as intended.

Attachments:

Recent/Current City Pictures
 Community Club Agreement Review



Facility Name:	CRESCENT HEIGHTS COMMUNITY CLUB
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Field Names	Descriptors
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WT ID: **B039**

Address:

Size:

Year Constructed:

Facility Age (In Years):

Type of Construction:

Significant or Hazardous Issues:

Original Construction Cost:

Assessed Land Value

Assessed Building Value

Assessed Land and Building Value

Facility Replacement Cost:

Actual Operating Costs:

State of Facility (5 year plan):

2025	
Projects are the responsibility of the individual community club as per the lease agreement with the City	
Remove construction heater from Zamboni room and a install gas fired unit heater	\$3,500.00
Remove insulation from sewer line on exterior of building fix the sag re-insulate	\$5,000.00

2026	
Projects are the responsibility of the individual community club as per lease agreement with the City.	

2027	
Projects are the responsibility of the individual community club as per lease agreement with the City.	
Replacement of furnace # 2	\$8,500.00

2028	
Projects are the responsibility of the individual community club as per lease agreement with the City.	
Inspect hot water holding tanks if replacement is required	\$10,000.00
Replace skate planking in the arena area south side	\$4,000.00

2029	
Projects are the responsibility of the individual community club as per lease agreement with the City.	
If hot water holding tanks weren't replaced in 2028 do yearly inspections	

TOTAL COSTS FOR 2025 TO 2029	\$31,000.00
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Facility Name:	CRESCENT HEIGHTS COMMUNITY CLUB
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Field Names	Descriptors
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Agreement/Lease Information:	<p>Lease Agreement is with the Crescent Heights Community Club. The City and Lessee commitments are the same for all Community Clubs.</p> <p>The Community Clubs are responsible for the maintenance of the facilities and grounds and must maintain public liability coverage of 1 millions dollars per occurrence. The Club is also responsible to pay the deductible portion under the City's insurance policy in the event damages occur.</p> <p>The City is responsible for the utilities and to insure the Community Club properties. The Club has an option to take out a separate policy to reduce the deductible portion on the City's main insurance policy to reduce the amount the Community Club's are responsible for. Further, the City is responsible to provide the Club with an annual Operating and Maintenance Grant and to financially assist the Clubs through the Recreation Facility Grant Program for the replacement of mechanical equipment and structural components based on a 50/50 cost sharing basis.</p> <p>If the Club refuses, neglects or omits to perform its obligations they have 14 days to remedy the issue. If they fail to remedy the situation the City may choose to do so at the Club's expense. The Agreement can also be terminated if the Club declares insolvency or bankruptcy, fails to comply wit the Non-Profit Act or fails to deliver the programs for the residents of the community neighbourhood. In addition to the other provisions regarding termination, this agreement may be terminated upon 6 months written notice prior to the end of the term.</p>
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Current Use of Facility:	<p>The community club is one of four community clubs in Prince Albert with an indoor hockey arena. The club also has an outdoor rink with warm-up facility, a basketball court, a beach volleyball court and a paddling pool.</p> <p>The Club is also home to the River Riders Youth Football Program during the Spring/Summer months along with serving as one of the City's Playground Program locations in July - August.</p>
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Hours of Operation:	Variable and scheduled to accommodate programming, user group rentals, as well as both indoor and outdoor ice surface use.
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Emergency Generator:	No
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Fire Alarm System:	Yes. Certified Annually
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Fire Suppression System:	No None
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Concession Hoods:	There is a stainless steel concession hood at the facility
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Historical Designation:	No
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Facility Condition: (Good, Fair or Poor)	Good
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Recommendation to Keep:	Yes
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Summary:	<p>At site meeting January 8th, 2024 we identified a few issues that the operator has planned to deal with in the off season, Item 1; yearly PM service to exhaust fans north and south end, Item #2 check wiring that supplies power to the outdoor arena exterior light (shines back to the warm up shack) get a cost for the repair if necessary. Item # 3 Replace weather stripping on skate shack door. In 2015 Prakash consulting was hired to do a roof review of all 3 roofs, on completion of the re view they provided the City with a report please see attached report. City staff continue to evaluate the condition of these roofs on the yearly basis.</p>
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Attachments:	<p>Recent/Current City Pictures Community Club Agreement Review Prakash Report - Crescent Heights Arena Roof</p>
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Attention: Don Cheeseman

**Re: Crescent Heights Arena Roof
998 Branion Drive
Prince Albert, Sk**

At your request, Prakash Consulting Ltd. visited the above mentioned site on Monday August 17, 2015. As discussed with you to:

1. View the damage associated with a moisture build up inside the arena. Also, inspect the existing roof and assess all areas for potential problems. All site conditions were first observed by the owner.
2. Evaluate the extent of the damage and establish a cause.
3. Make recommendations on the best course of actions to produce either a temporary solution to the identified causes of the noted problems for a single season cycle of use, or a recommendation for a permanent solution for the items noted.
4. Prepare a report summarizing the above.

During the site visits digital photos were taken to document site conditions. The reviews were conducted visually and no additional demolition work was done.

INTRODUCTION

This report covers observations made on site by the writer, discussion and comments on the observations and general recommendations for any work required. This report does not provide detailed procedures or drawings as to the exact repairs. Such work is not within the scope of work.

BACKGROUND

Building

The arena was constructed in the early 1980's and has been renovated over the years. The building consists of three separate roof areas; the arena, the entrance/foyer roof/ and a Zamboni storage room. A Thermoplastic polyolefin (TPO) single-ply roof has been installed over top of the existing metal clad roofing system for the arena roof area. A foiled back insulation has also been installed on the underside of the roof structure as tight to the existing roof deck as possible in the arena in an attempt to increase the roofs' insulation value.

Inspection

One site inspection was conducted on the above mentioned building to ascertain the cause and extent of the damage, leaks, and overall status of the roofs for the facility. The inspection occurred on August 17, 2015 with Nicholas Pinel A.Sc.T and Martin Kiffiak P.Eng of Prakash Consulting Ltd., and Don Cheeseman and Neil Hamilton from the City of Prince Albert. The inspection of the roof areas have been documented to follow.

OBSERVATIONS (Exterior)

During the site visits the following observations were documented as follows:

The main arena roof consists of a thermoplastic polyolefin roof system that has been installed over the original metal roof system. The roof located over the entrance and foyer utilizes an S.B.S roof system on plywood deck. The zamboni roof is metal clad roof that was completed approximately three years ago.

Arena Roof:

- The arena roof appears to have significant issues. The roof is at significant risk of having multiple failures as the wood decking below has warped and cupped and is raised in a number of locations along the panel edges. In some areas these ridges are creating water ponding on the roof.
- Where the ridges are present several tears in the roof were noted. This could be a result of ice and snow sliding off the roof and tearing the stretched TPO. Depending on the thickness of the TPO membrane; it may be at its maximum tolerance based on the amount that the deck's edges have lifted.
- The existing Arena roof has significant number of patches over the surface area. The patches are under stress as the membrane continues to be affected by the deck below. A number of the patches are located along the TPO membrane edge; these were mechanically fastened to the deck below. In these locations the washers outline from the mechanical fasteners can be seen noticeably.
- No crickets were utilized at the existing mechanical penetrations.
- The roof was designed with additional sheets at both the eave ends and gable locations based on wind up lift. These areas appear to be in a better state than the field sheet over the roof.
- Several cracks and punctures were noted over the course of the inspection.
- The effects of the warping may seriously compromise the longevity of the roof system.

Entrance Roof:

- The S.B.S appears to be in good condition, the lap and bleed out at sheet edges appears to be consistent through. The roof does display signs that the adhesion of the cap sheet is beginning to fail as ridges and ripples are present. This can occur when water infiltrates the S.B.S system.
- The roof is in distress around the penetrations through the roof. In several instances cracks around the penetrations are present. Most vents and plumbing stack seals have failed allowing moisture penetration and this is causing issues beneath the surface membrane.
- The roof deck is quite deteriorated in locations, particularly around roof penetrations, and as such is deflecting under loading. This is a cause for concern as the roof will undergo a greater amount of snow loading in the winter as it is lower than adjacent arena roof.
- The roofing around the eaves was soft under foot and the eaves were demonstrating signs of deterioration.

Addition Roof:

- The metal clad roof appears in good working order. There are no areas of concern based on the inspection conducted.

OBSERVATIONS (Interior)

- A walkthrough of the facility during the inspection indicated that there were numerous areas where the foil backed insulation had been punctured or had collapsed allowing moisture into the roof system where it is being trapped due to the TPO roof membrane above. The reason why the moisture is trapped is because the foil backed insulation has the characteristics of a vapour barrier and will prevent moisture from passing through it. As the moisture collects it has saturated the wood deck that was placed down over the existing metal clad roof, causing the effects on the deck notice during the exterior roof inspection.
- Several wood surfaces inside of the arena are developing mold growth. These areas include change rooms, the scorekeeper's booth and the boards around the ice surface.
- Owners were concerned on oxidation of the open web steel joists that span the ice surface, the joists are painted. In our opinion the moisture in the rink has not affected the structural performance of the trusses.

CONCLUSION

After reviewing the site conditions it is apparent that the major factor contributing to the roof deterioration is the combination of the TPO roof system and the foil backed insulation installed inside the arena. The scenario that is present reflects a roof system that has had moisture trapped within the roof space and has been allowed to build up to points where it has either absorbed into the decking causing it to warp and curve, or it has created a failure in the insulation, causing a tear and an opening to form in a number of places. The roof system in its current state has a double vapour barrier scenario, as the foil backed insulation is intended to perform as a vapour barrier and the TPO is acting as a vapour barrier. For a roof system to work properly a vapour must be continuous throughout, be protected and be installed on the warm side of the construction assembly. The damage that has been caused to the TPO roof has drastically reduced the life expectancy of the roof. The S.B.S roof is also at the later stages of its performance expectancy. Even with the granules remaining in good condition on the sheets the failures at the penetrations and the deterioration of the roof deck are causes for concern moving forward.

It is felt that without any remedial work the problems stated in this report will continue to occur on a seasonal basis. We recommend a specialist be contacted to address the current mold situation on the interior to allow the building to be utilized in its current capacity.

RECOMMENDATIONS

Upon review of the data obtained it is recommended that several processes take place to correct the roof scenario that exists. They are as follows:

Arena Roof:

1. Once the TPO starts to experience significant tears, a complete removal of the existing arena roofing is the only proper course of action. This would involve removing all roofing materials down to the existing structural framing and disposing of all material as it is not salvageable in any form.
2. Removal of the interior foil backed liner.
3. Install new roofing system above the arena, the new roof should be designed with a single vapour barrier utilized to prevent a re-occurrence of the above scenarios.

Entrance Roof:

1. Removal of the S.B.S. roof system down to the existing deck/roof structure and replace deteriorating with wood new deck and metal clad roof system. The metal clad roof system should be fully membraned to the deck. Snow stops should be installed as required.

We can provide budgets of the above noted work if it is requested.

We trust that this report fulfills your request. Please contact us should you require additional information.

Regards,
PRAKASH CONSULTING LTD



Nicholas Pinel, A.Sc.T.
Np

Reviewed By:



Martin Kiffiak, P. Eng.

Facility Name:	EAST HILL COMMUNITY CLUB
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Field Names	Descriptors
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WT ID: B041

Address: 290 23 Street East

Size:	6,400	Square Feet - Original Construction in 1964
	22,500	Square Feet - Arena constructed in 1983
	28,900	Square Feet Total

Year Constructed:	1964	Initial Construction
	1983	Arena

Facility Age (In Years):	60	based on calculation 1964 to 2024
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Type of Construction: Steel frame construction compete with metal sheathing exterior finish to the walls and roof

Significant or Hazardous Issues: None

Original Construction Cost:	Will work with Assessment Division to update values in 2025 Assessed Land Value Assessed Building Value Assessed Land and Building Value
Facility Replacement Cost:	
Actual Operating Costs:	

State of Facility (5 year plan):	2025	<p style="color: red; margin: 0;">Projects are the responsibility of the individual community club as per lease agreement with the City.</p> Replace furnace that heats lobby, dressing rooms 1,2,3,4 and upstairs \$8,000.00 Have the Pen crew come in and paint steel beams in the arena cost unknown
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	2026	<p style="color: red; margin: 0;">Projects are the responsibility of the individual community club as per lease agreement with the City.</p> Replace furnace that provides heat/cooling to the hall \$12,000.00 Replacement of Interior over head door to Zamboni room \$9,000.00
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	2027	<p style="color: red; margin: 0;">Projects are the responsibility of the individual community club as per lease agreement with the City.</p> Renovation to basement the purpose to increase the size of the referee room cost unknown.
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	2028	<p style="color: red; margin: 0;">Projects are the responsibility of the individual community club as per lease agreement with the City.</p> No projects planned at this time.
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	2029	<p style="color: red; margin: 0;">Projects are the responsibility of the individual community club as per lease agreement with the City.</p> No projects planned at this time.
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TOTAL COSTS FOR 2025 TO 2029	\$29,000.00
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Facility Name:	EAST HILL COMMUNITY CLUB
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Field Names	Descriptors
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Agreement/Lease Information:	<p>The Lease Agreement is with the East Hill Community Club. The City and Lessee commitments are the same for all Community Clubs.</p> <p>The Community Clubs are responsible for the maintenance of the facilities and grounds and must maintain public liability coverage of 1 millions dollars per occurrence. The Club is also responsible to pay the deductible portion under the City's insurance policy in the event damages occur.</p> <p>The City is responsible for the utilities and to insure the Community Club properties. The Club has an option to take out a separate policy to reduce the deductible portion on the City's main insurance policy to reduce the amount the Community Club's are responsible for. Further, the City is responsible to provide the Club with an annual Operating and Maintenance Grant and to financially assist the Clubs through the Recreation Facility Grant Program for the replacement of mechanical equipment and structural components based on a 50/50 cost sharing basis.</p> <p>If the Club refuses, neglects or omits to perform its obligations they have 14 days to remedy the issue. If they fail to remedy the situation the City may choose to do so at the Club's expense. The Agreement can also be terminated if the Club declares insolvency or bankruptcy, fails to comply wit the Non-Profit Act or fails to deliver the programs for the residents of the community neighbourhood. In addition to the other provisions regarding termination, this agreement may be terminated upon 6 months written notice prior to the end of the term.</p>
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Current Use of Facility:	<p>The Hall is available to rent for special occasions, community functions or meetings. It is equipped with a kitchen and bar and has a maximum occupancy of 175 patrons. The hall also hosts recreational programming such as Bikini Boot Camp, Karate and Kaiser.</p> <p>The East Hill Arena natural ice arena has Youth hockey tournaments that take place every weekend, and Minor Hockey youth practices and adult rec and Oldtimers leagues, Monday through Thursday from 5:15-11:45PM. A concession operates in the lobby during weekend tournaments.</p> <p>The mini outdoor rink is available to all club members from 3:30-9:00PM Monday through Friday and all day on Saturday and Sunday. A small ice patch is located adjacent to the outdoor rink for pleasure skating purposes.</p>
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Hours of Operation:	Variable and scheduled to accommodate programming, user group rentals, as well as both indoor and outdoor ice surface use.
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Emergency Generator:	No
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Fire Alarm System:	Yes. Certified Annually
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Fire Suppression System:	None
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Concession Hoods:	One stainless steel hood in the concession c/w a fire suppression system in the canopy over the grill
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Historical Designation:	No
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Facility Condition: (Good, Fair or Poor)	Good
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Recommendation to Keep:	Yes
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Summary:	At the site meeting on January 10th, 2024 the 2 water heaters were identified as needing to be replaced if we were to replace them we would only replace one not both. On January 18th the one working water heat failed and has been replaced. This facility will need some attention to the exterior of building (paint) other than that this facility is clean and well maintained.
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Attachments:	Recent/Current City Pictures Community Club Agreement Review
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US
EAST HILL ARENA
HOME OF THE CANADIAN

East Hill
Community Club
HILL RENTALS: 509-764-2887
HILL RENTALS: 509-764-2887
EMAIL: info@hrcanada.net

EAST HILL
COMMUNITY CLUB

EAST HILL
COMMUNITY CLUB

200



Facility Name:	EAST END COMMUNITY CLUB
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Field Names	Descriptors
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WT ID: B040

Address: 300 12 AVENUE EAST & 205 10 AVENUE EAST

Size: 30,360 Square Feet

Year Constructed: 1977

Facility Age (In Years): 47 based on calculation 1977 to 2024

Type of Construction: Conventional construction, stucco exterior metal roof

Significant or Hazardous Issues: The ice plant for the curling rink uses R22 refrigerant.

Original Construction Cost:

Assessed Land Value Will work with Assessment Division to update values in 2025

Assessed Building Value

Assessed Land and Building Value

Facility Replacement Cost:

Actual Operating Costs:

State of Facility (5 year plan):

2025
<p>Projects are the responsibility of the individual community club as per lease agreement with the City.</p> <p>Shingle replacement \$18,500.00</p>

2026
<p>Projects are the responsibility of the individual community club as per lease agreement with the City.</p> <p>Window replacement on west side of building \$3,250.00</p>

2027
<p>Projects are the responsibility of the individual community club as per lease agreement with the City.</p> <p>PM service to the 2 roof top heat/cooling units \$3,000.00</p>

2028
<p>Projects are the responsibility of the individual community club as per lease agreement with the City.</p> <p>No projects planned at this time.</p>

2029
<p>Projects are the responsibility of the individual community club as per lease agreement with the City.</p> <p>No projects planned at this time.</p>

TOTAL COSTS FOR 2025 TO 2029	\$24,750.00
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Agreement/Lease Information:

Lease Agreement is with the East End Community Club. The City and Lessee commitments are the same for all Community Clubs.

The Community Clubs are responsible for the maintenance of the facilities and grounds and must maintain public liability coverage of 1 millions dollars per occurrence. The Club is also responsible to pay the deductible portion under the City's insurance policy in the event damages occur.

The City is responsible for the utilities and to insure the Community Club properties. The Club has an option to take out a separate policy to reduce the deductible portion on the City's main insurance policy to reduce the amount the Community Club's are responsible for. Further, the City is responsible to provide the Club with an annual Operating and Maintenance Grant and to financially assist the Clubs through the Recreation Facility Grant Program for the replacement of mechanical equipment and structural components based on a 50/50 cost sharing basis.

If the Club refuses, neglects or omits to perform its obligations they have 14 days to remedy the issue. If they fail to remedy the situation the City may choose to do so at the Club's expense. The Agreement can also be terminated if the Club declares insolvency or bankruptcy, fails to comply wit the Non-Profit Act or fails to deliver the programs for the residents of the community neighbourhood. In addition to the other provisions regarding termination, this agreement may be terminated upon 6 months written notice prior to the end of the term.

Facility Name:	EAST END COMMUNITY CLUB
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Field Names	Descriptors
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Current Use of Facility:	<p>The hall is available to rent for special occasions, community functions or meetings and is equipped with a kitchen and bar. Small world Daycare also operates in this facility.</p> <p>The indoor, natural ice arena operates from early December until the spring melt in March. The concession is open weekdays from 5:00-8:30PM and weekends from 7:30AM to 8:30PM. Youth hockey tournaments take place every weekend, and PA Minor Hockey youth practices and adult rec and Oldtimers leagues serve as the main user groups of the rink.</p> <p>This facility also has an artificial ice 3 sheet curling rink that also used by this group.</p> <p>The outdoor rink is located on the same property as the indoor arena. Residents are encouraged to use this space free-of-charge. The outdoor pleasure skating ice patch is located northeast of the outdoor rink and is available for skating anytime. No hockey sticks are allowed on the ice.</p> <p>The arena facility also has a meeting room for up to 40 people and serves as a good space for club meetings, user group meetings and tournament head quarters.</p>
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Hours of Operation:	Variable and scheduled to accommodate programming, user group rentals, as well as both indoor and outdoor ice surface use.
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Emergency Generator:	No
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Fire Alarm System:	Yes
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Fire Suppression System:	No
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Concession Hoods:	One stainless hood with fire suppression system in canopy over grill None
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Historical Designation:	No
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Facility Condition: (Good, Fair or Poor)	Good
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Recommendation to Keep:	Yes
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Summary:	This facility is being used as intended
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Attachments:	Recent/Current City Pictures Community Club Agreement Review
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Facility Name:	HAZELDELL COMMUNITY CLUB
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Field Names	Descriptors
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WT ID:	B042	
Address:	309 3 Ave NW	
Size:	3,324	Square Feet
Year Constructed:	1942	North Portion Relocated from the Airport (Unconfirmed)
	1981	South Portion Relocated from Parkland when New Parkland Community Centre was Constructed (Unconfirmed)
Facility Age (In Years):	82	based on calculation 1942 to 2024
Type of Construction:	Conventional wood construction, stucco exterior, trussed roof and asphalt shingles	
Significant or Hazardous Issues:	none	
Original Construction Cost:	Will work with Assessment Division to update values in 2025	
Assessed Land Value		
Assessed Building Value		
Assessed Land and Building Value		
Facility Replacement Cost:		
Actual Operating Costs:		
State of Facility (5 year plan):	2025	
	Please see report and recommendations from Prakash Consulting LTD.	
	2026	Projects are the responsibility of the individual community club as per lease agreement with the City.
	2027	Projects are the responsibility of the individual community club as per lease agreement with the City. No projects planned at this time.
	2028	Projects are the responsibility of the individual community club as per lease agreement with the City. No projects planned at this time.
	2029	Projects are the responsibility of the individual community club as per lease agreement with the City. No projects planned at this time.
TOTAL COSTS FOR 2025 TO 2029		\$0.00

Agreement/Lease Information:

Lease Agreement is with the Hazeldell Community Club. The City and Lessee commitments are the same for all Community Clubs.

The Community Clubs are responsible for the maintenance of the facilities and grounds and must maintain public liability coverage of 1 millions dollars per occurrence. The Club is also responsible to pay the deductible portion under the City's insurance policy in the event damages occur.

The City is responsible for the utilities and to insure the Community Club properties. The Club has an option to take out a separate policy to reduce the deductible portion on the City's main insurance policy to reduce the amount the Community Club's are responsible for. Further, the City is responsible to provide the Club with an annual Operating and Maintenance Grant and to financially assist the Clubs through the Recreation Facility Grant Program for the replacement of mechanical equipment and structural components based on a 50/50 cost sharing basis.

If the Club refuses, neglects or omits to perform its obligations they have 14 days to remedy the issue. If they fail to remedy the situation the City may choose to do so at the Club's expense. The Agreement can also be terminated if the Club declares insolvency or bankruptcy, fails to comply wit the Non-Profit Act or fails to deliver the programs for the residents of the community neighbourhood. In addition to the other provisions regarding termination, this agreement may be terminated upon 6 months written notice prior to the end of the term.

Facility Name:	HAZELDELL COMMUNITY CLUB
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Field Names	Descriptors
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Current Use of Facility:	The Hazeldell Community Club is available to rent for special occasions, community functions or meetings and is equipped with a kitchen and stage area, outdoor rink with a warm-up/change room, playground equipment, and paddling pool. The Hazeldell Community Club is home to one of the City's Annual Playground Program locations in the summer and also offers other programming such as Tae Kwon Do, Canine Club activities and Highland Dance classes.
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Hours of Operation:	Rental upon request, Playground program follows the City's programing and is supervised by City staff.
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Emergency Generator:	No
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Fire Alarm System:	Yes. Certified Annually
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Fire Suppression System:	None
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Concession Hoods:	None
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Historical Designation:	No
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Facility Condition: (Good, Fair or Poor)	Poor
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Recommendation to Keep:	No
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Summary:	The facility is being used as intended
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Attachments:	Recent/Current City Pictures Community Club Agreement Review 2023-080 Hazeldell Hall Report
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City of Prince Albert
1084 Central Avenue
Prince Albert, SK
S6V 7P3

Attention: Neil Hamilton

Re: Building Assessment – Hazeldell Community Hall
309-3rd Avenue Northwest
Prince Albert, SK

Our team was retained to complete an assessment of the existing building and review areas relating to building envelope, structural and electrical. Present onsite on June 26, 2023 were the following:

- Jeremy Hall, P.Eng. – PWA Engineering Ltd. – Electrical
- Svend Sorensen – The 480 Group – Roofing
- Martin Kiffiak, P.Eng. – Prakash Consulting Ltd. – Envelope, Structural

Scope of Work

1. Perform a visual review of the site, building and report on the function and physical condition of the building relating to longevity and repairs.
2. Prepare a report including identified items, anticipated life span and budgets.

Overview

This single storey building, roughly 3,912ft², was constructed circa 1980, although portions of the building appear to have been relocated to this site. The main hall appears to be of the 1980 vintage while the remainder to the north appears to be significantly older. The main entrance to the hall is on the South face of the building, with the hall oriented East/West on site. The hall has an assembly area, stage, access to an exterior deck on the north face, kitchen and washroom facilities. The remainder of the building is one to two steps below the level of the hall and consists of storage, skate shack/warm-up areas for pool and hockey rink.

Exterior Review

- Sidewalk and exterior concrete is heavily deteriorated with exposed steel reinforcing, photo 1.
- The perimeter foundation of the hall is deteriorated with exposed heavily deteriorated concrete and rim board, see photos 2&3.
- Voids/sinkholes are present around the building perimeter exposing the foundation to water ingress and likely rodents, see photos 4,7 &8. Wood construction in these areas are exposed and rotten.
- Gaps exist between the hall and presumed relocated buildings, see photo 5, at the wood framed structure and foundations appear to be separate at this location.
- Exterior wood framed windows and doors on the North wing are heavily deteriorated and rotten, see photo 6. Wood framed windows on the South wing are weathered and deteriorated.
- Entire building is clad in stucco, that is in fair to poor condition. There are numerous areas where stucco is broken/cracked/missing, exposing the underlying structure. There is noticeable moisture staining and moss/lichen growth on the North faces.

- The North deck is constructed of wood and is in fair condition.
- The roof is finished with asphalt shingles on roofing felt. Overall the roof system is in extremely poor condition. Shingles have deteriorated to the point of full granule loss, heavily deteriorated with areas of exposed shiplap boards. Gutters are missing and poorly fastened. Fascia boards are deteriorated and unfastened. Exposed rafter ends are deteriorated, see photo 9.

Interior Review

- Hall has numerous floor vents. One was removed to examine the crawlspace. It appears that the crawlspace may be used as a return air plenum. The floor of the crawlspace is damp with discarded timbers.
- The beam supporting the floor sits on blocking on top of timbers, see photo 10. The original drawings note driven timber piles. These are likely treated with creosote that produce a noticeable smell that effects air quality.
- The crawlspace under the skate shack was similarly constructed, see photo 11. There is standing water on the floor of the crawlspace.
- At the perimeter of the crawlspace opening, you can note at least 3 layers of flooring that are heavily deteriorated, see photo 12.
- The floor of the skate shack, under the rubber mats, is heavily deteriorated and sagging, see photos 13 & 14.
- The floor in the central storage area is covered by 9x9 tiled flooring. These historically contain asbestos, see photo 15.
- There are numerous stains on walls and ceiling on the North wing, indicative of roof leaks, see photos 16 & 17.
- The roof above the hall was accessed. This area has site built trusses that appear to be in fair condition. Daylight is visible through the roof finish and the insulation is wet. Some noted areas of the roof board have water staining and deterioration, see photo 18.
- There appears to be several sags in the roof line along the North wing. These appear to coincide with the changes in old building construction.

Discussion

The building envelope is performing poorly as it is in a degraded state. Shingles are deteriorated, stucco is cracked and broken, foundations are exposed and deteriorated. Access into the building is poor due to deteriorated and broken sidewalks. Using the crawlspace as a return air plenum greatly effects the air quality of the space. Moist, musty air with the creosote smell is circulated throughout the main floor areas.

Structurally, we have concerns on the viability of the North wing. The foundation, floor perimeter, floor structure and roof have varying stages of settlement, sagging and deterioration. The foundation of the main hall appears to be compromised in several locations requiring corrective work on the perimeter. Interior piles could be corrected to provide an adjustable post with which the floor elevations can be corrected. The roof trusses appear to be in fair condition but the roof boards/sheathing will require replacement of any rotten areas.

Recommendations

Given the overall state of the building, it is our opinion that the building as a whole is beyond its useful life as there are major system components that are compromised and failed. We do not recommend any corrective work to the North wing given the previous hazardous materials, the compromised floor, foundation & roof and recommend that this be demolished/replaced entirely with new construction.

The hall can be salvaged and repairs and upgrades are recommended to extend the useable lifespan.

- Replace exterior sidewalks and regrade the site for proper drainage
- Replace deteriorated concrete and wood foundation material with new.
- Remediate the crawlspace with a new permalon liner & revised interior structural supports to create a clean crawlspace and improve the air quality of the space.
- Revise to a ducted return air
- Replace electrical system components as recommended by PWA's report.
- Replace the roof system in its entirety with new fiberglass shingles on a full membrane seal and new roof sheathing, new roof vents, plumbing stacks, fascia, soffit, gutters, downspouts and splash pads.
- Remove and replace existing stucco system, replace deteriorated sheathing with new sheathing, new air barrier and new durable cladding such as cement board. Replace exterior windows.

Budgets

The following budgets have been prepared based on current construction rates.

1. Demo & Replace North Wing 63'x24' = 1,512ft ² @ \$350/ft ²	\$529,200.00
2. Sitework/Sidewalks/Grading	\$ 75,000.00
3. Perimeter Hall Foundation Excavation, Repair & Update 248 lineal ft @ \$100/ft	\$ 24,800.00
4. Replace 7 Exterior Hall Windows @ \$1,500.00 ea.	\$ 10,500.00
5. Replace Exterior Stucco with Cement Board Approx. 2,500 sq.ft. @ \$15/ft ²	\$ 37,500.00
6. Crawlspace Remediation 2,400 ft ² @ \$35/ft ²	\$ 84,000.00
7. Electrical Upgrades	\$ 50,500.00

Notes:

1. This estimate is not a guaranteed cost of the construction as only actual tenders received from Contractors based on final working drawings and specifications will indicate the cost of construction.
2. This estimate does not include contingencies. Contingencies and Contractor profit will vary by up to 15%.
3. The cost estimate does not include applicable taxes such as the Goods and Services Tax.

Conclusions

Overall, this building is in poor condition and will require extensive renovations to meet current codes, needs, remediate deterioration and make this a functional facility. The extent of the renovations would require closing the facility for a significant period of time, likely many months. This would impact the community as a whole given the location and use of the facility. Given the extent of repair, replacement and renovations required for this building, replacement with a new building would be recommended.

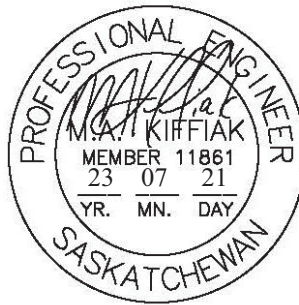
The budget to repair and renovate the existing facility is XX% the cost of new construction. It is strongly recommended for a new building to be built. A new facility should be constructed with a crawlspace and a concrete slab on grade for durability, moisture protection. Emphasis on using durable finishes such as cement board siding.

Yours truly,

PRAKASH CONSULTING LTD.



Martin Kiffiak, P.Eng.
MK/jf



Attached: Report PWA Engineering
Report 480 Group
Photo Pages



Photo 1: Exterior view from Southeast

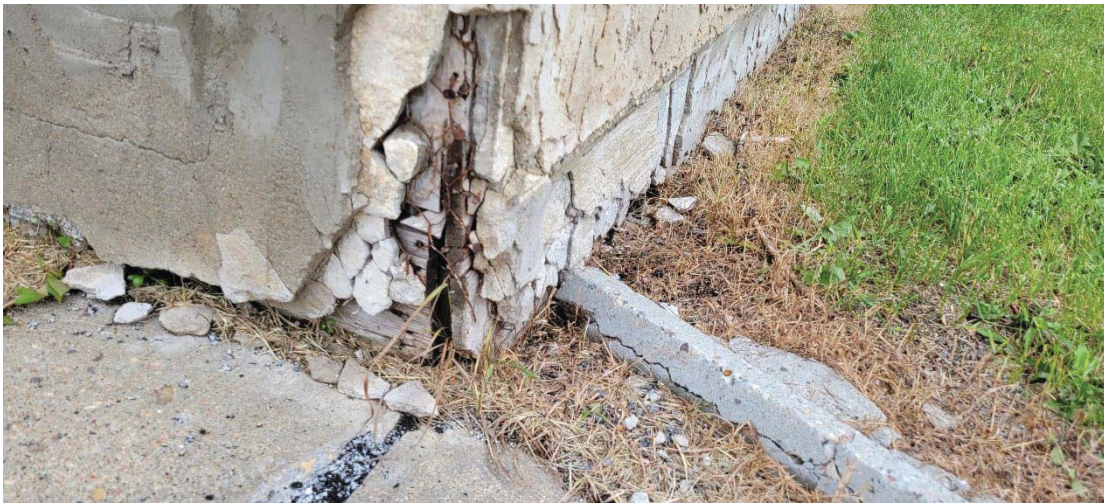


Photo 2: Damaged stucco, exposed wood framing



Photo 3: Holes in exterior foundation wall

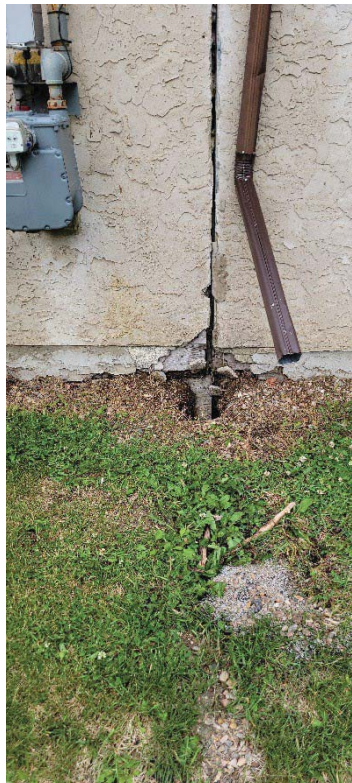


Photo 4: Deterioration at building joint, sinkhole into crawlspace



Photo 5: Building separation between North & South wings



Photo 6: Rotten window frames



Photo 7: Exposed and deteriorated foundation at Northeast corner



Photo 8: North wall, exposed and rotten foundation



Photo 9: Roof edge and gutters Southside

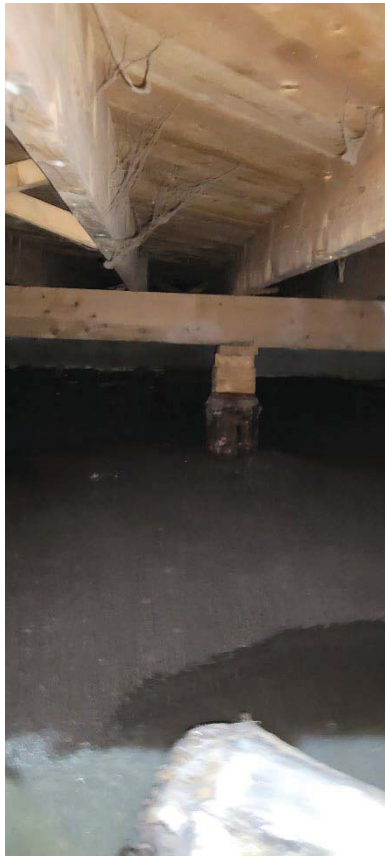


Photo 10: Foundation under hall with creosote timbers



Photo 11: Crawlspace under skate shack



Photo 12: Crawlspace access – skate shack



Photo 13: Floor of skate shack



Photo 14: Floor of skate shack



Photo 15: Floor of storage room – 9x9 tiles



Photo 16: Leaks, ceiling of mechanical room



Photo 17: Leaks where ceiling abuts wall



Photo 18: Daylight visible through attic above hall

ELECTRICAL BUILDING ASSESMENT REPORT

Project: Hazeldell Community Hall, Prince Albert, SK
309-3rd Avenue Northwest
Prince Albert, SK

PWA#: 23-157

Date: July 20, 2023

On June 26, 2023, PWA Engineering toured Hazeldell Community Hall in Prince Albert, SK to provide an overall building assessment in regards to electrical.

Scope of Work

1. Perform a visual review of the site, building and report on the function and physical condition of the building relating to asset protection and continued use.
2. Reporting of findings documenting identified items, anticipated life span and budgets.

Observations

1) Service and Distribution

- a) The existing main service comes from an overhead line to the south of the property. Service conduit runs within a wooden fascia and then feeds the main panel in the Kitchen area.
- b) Meter is on the exterior of the building where the service enters the building.
- c) Main Panel is a Federal Pioneer, Stab-lok panel rated at 200amps, 120/240V, Single Phase complete with a 2P175A main breaker.
 - i) Main panel in the kitchen is located behind the refrigerator which is a violation of the Canadian Electrical Code for the necessary 1 Meter clearance. (See Photo 1)
 - ii) There is some concern with these older Stab-lok panels: The use of these panels has been banned in the USA because of their overcurrent devices failing. While the Canadian versions are still allowed, they too haven't been without their share of problems. It is our recommendation that these panels should not be utilized and should be replaced wherever and whenever found to ensure proper protection.
 - iii) Main panel schedule is very sketchy to read, and the loads connected could not be verified.
 - iv) Recommended service life for breaker panels is 30 years. Panel should be replaced.
- d) There is a subpanel located on the back of the stage.
 - i) Very Antiquated Federal Breaker panel with integral 2P70A breaker, and
 - ii) Looks to be fed from 2P60A breaker from Main Kitchen Panel
 - iii) Tables are stored in front of the electrical panel which is a violation of the Canadian Electrical Code for clearance.
 - iv) Recommended service life for breaker panels is 30 years. Panel should be replaced.

- e) There is another small subpanel located in office of the the rink warm up area of the building. (see Photo 2)
 - i) Very antiquated Federal breaker Panel – Beyond 30-year life.
 - ii) Looks to be fed from 2P60A breaker from Main Kitchen Panel
 - iii) Recommended service life for breaker panels is 30 years. Panel should be replaced.
- f) There is an exterior junction box fed from a 2P40A breaker in the stage panel. This is most likely utilized for exterior events which would utilize a stage or construction type distribution panel for temporary events.
- g) Plugs near/over sinks on the kitchen counter are not Ground Fault Protected as required by the Canadian Electrical Code.

2) Branch Wiring and wiring devices

- a) In many cases the branch wiring and wiring devices (Plugs and light switches, etc) are of the original construction and should be replaced as a part of any remedial renovation.

3) Interior Lighting

- a) Some of the interior lighting has been completely replaced with new LED system strip fixtures.
- b) Many of the original fixtures remain including:
 - i) Fluorescent lighting is in the kitchen, backrooms, skating warm up area (annex)
 - ii) Incandescent lighting does remain in areas such as the washrooms, the stage lighting and other areas.
 - iii) Some of the existing fixtures have been retrofitted with new LED lamp equivalents.
- c) Interior Lighting Control is done via localize switches.
- d) For reasons of Asset Projection and longevity, all of the existing lighting should be replaced with new LED type fixtures (except areas in which this has already occurred – main hall).

4) Data and Telecommunication

- a) No real data communications exist in the building save for a WiFi router from the service provider.
- b) There is fibre cable for incoming from the utility.
- c) No telephones were noted in the building, however there were original telephone outlets located in some areas.

5) Life Safety Systems

- a) Exit signage does exist and is mostly served by modern red exit signs c/w integral lighting heads and batteries. These should be replaced with the modern Green Running man style signs.
- b) No fire alarm system is in the facility, and none is required based on the occupant load and building type.
- c) Emergency lighting does exist in the building, however additional remote heads are required to ensure illumination of all egress paths.

6) Exterior Lighting

- a) Exterior lighting consists of building mounted and yard lighting.
- b) Building mounted lights are a combination of metal halide wallpacks, metal halide floodlights and some LED flood lights.
- c) On the west side of the building is mounted a yard light on a pole which provides some general illumination to the south and west exterior
- d) An overhead service mast provides power feed to the rink and park lighting. Rink and park lighting are LED floodlights on various types of poles.

- i) It was noted that one of the junction boxes feeding the rink lighting was open (cover off) leaving wiring exposed. (see photo 3).
- e) Exterior lighting appears to be controlled via photocells.

7) Exterior Power

- a) Exterior power is very sparse save for a few exterior receptacles and the exterior junction box mentioned in item 1(f) above.

8) Exterior Security Cameras

- a) Exterior cameras c/w Digital Video recorder were present in the facility.

Summary

The electrical systems at the Hazeldell Community Hall are for the most part antiquated by today's standards. All of the existing distribution panels should be replaced and the emergency lighting systems should be updated and augmented to bring it up to current codes. It would also be very prudent to replace all the lighting with new LED type fixtures where it already hasn't been done so.

Estimate of Probable Costs

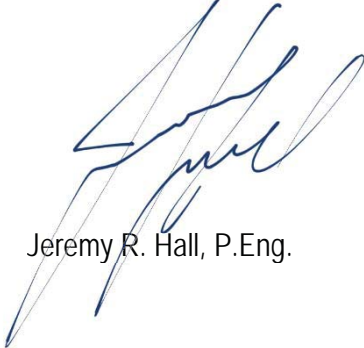
In alignment with the structural recommendations the following budget numbers should be utilized.

1) Electrical for the Replacement of the North wing (1,512 ft2)	\$ 24,200.00
2) Replacement of the Main electrical panel and sub panels	\$ 15,000.00
3) Replacement of Exit Signage and upgraded emergency lighting	\$ 4,800.00
4) Replacement of the remaining lighting fixtures	\$ 6,500.00
TOTAL:	\$ 50,500.00

Notes:

- 1. This estimate does not include contingencies. Contingencies and Contractor profit will vary up to 15%.
- 2. The cost estimate does not include applicable taxes.

Respectfully Submitted,
PWA ENGINEERING



Jeremy R. Hall, P.Eng.

PHOTOGRAPHS



Photo 1

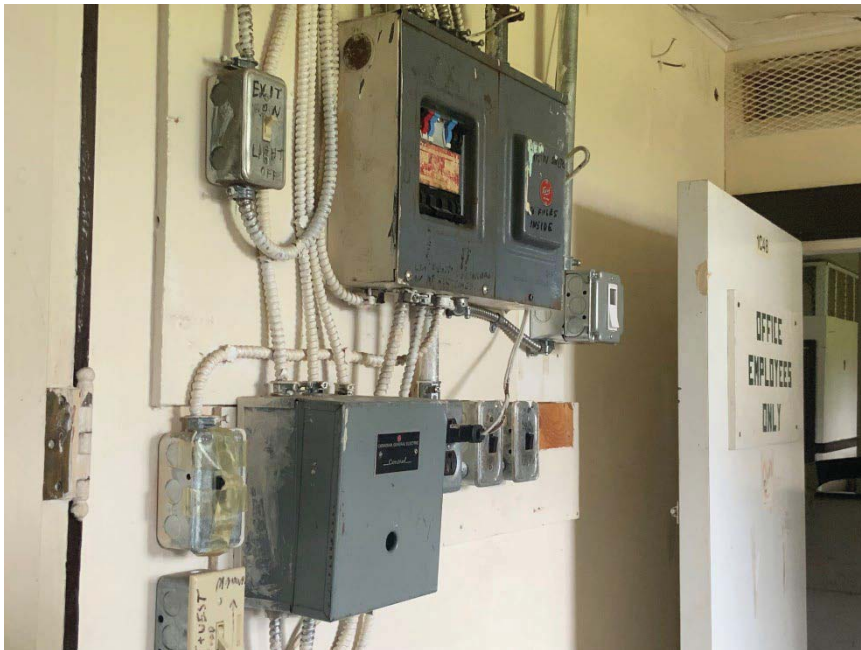


Photo 2



Photo 3

Roof Assessment Hazeldell Hall

Prepared by: Svend Sorenson
The 480 Group
102 201 Cartwright Terrace
Saskatoon Sask. S7T 0A4
306 715 3554
the480group@outlook.com

This report was made to the best of the observers knowledge and information provided, it does not constitute acceptance of work not in accordance with contract requirements. This report is intended to comment on observations and items that were visible at the time of the visit. The 480 Group assumes no responsibility for roof leaks, failures, products installed, and work performed by others. All warranties are the responsibility of the roofing contractor. Additional Site visits will be quoted and charged separately. Purchase order or payment to be in place prior to additional work being completed

Observation Report

- Observation Date: June 26th
- Weather:
- Project: Hazeldell hall
- GC: NA
- Roofing Contractor:NA:
- Number of men onsite: NA

This report was made to the best of the observers knowledge and information provided, it does not constitute acceptance of work not in accordance with contract requirements. This report is intended to comment on observations and items that were visible at the time of the visit. The 480 Group assumes no responsibility for roof leaks, failures, products installed, and work performed by others. All warranties are the responsibility of the roofing contractor. Additional Site visits will be quoted and charged separately. Purchase order or payment to be in place prior to additional work being completed.

Observation Notes

- This is a shingled roof
- The shingles are baked and curled
- There are areas that are slightly sagged
- The soffit looks good but there is some fascia missing
- Needs new gutters and down spouts
- There is 3ft of roofing felt for the eaves protection
- Deck is in decent condition -1x6 shiplap

Observation Notes

- South side of roof – shingles are completely baked



Observation Notes

- East side of building



Observation Notes

- West side of building



Observation Notes

- North side shingles are not as bad



Observation Notes

- Roof is sagged where the building joined
- Fascia and gutter missing in this area



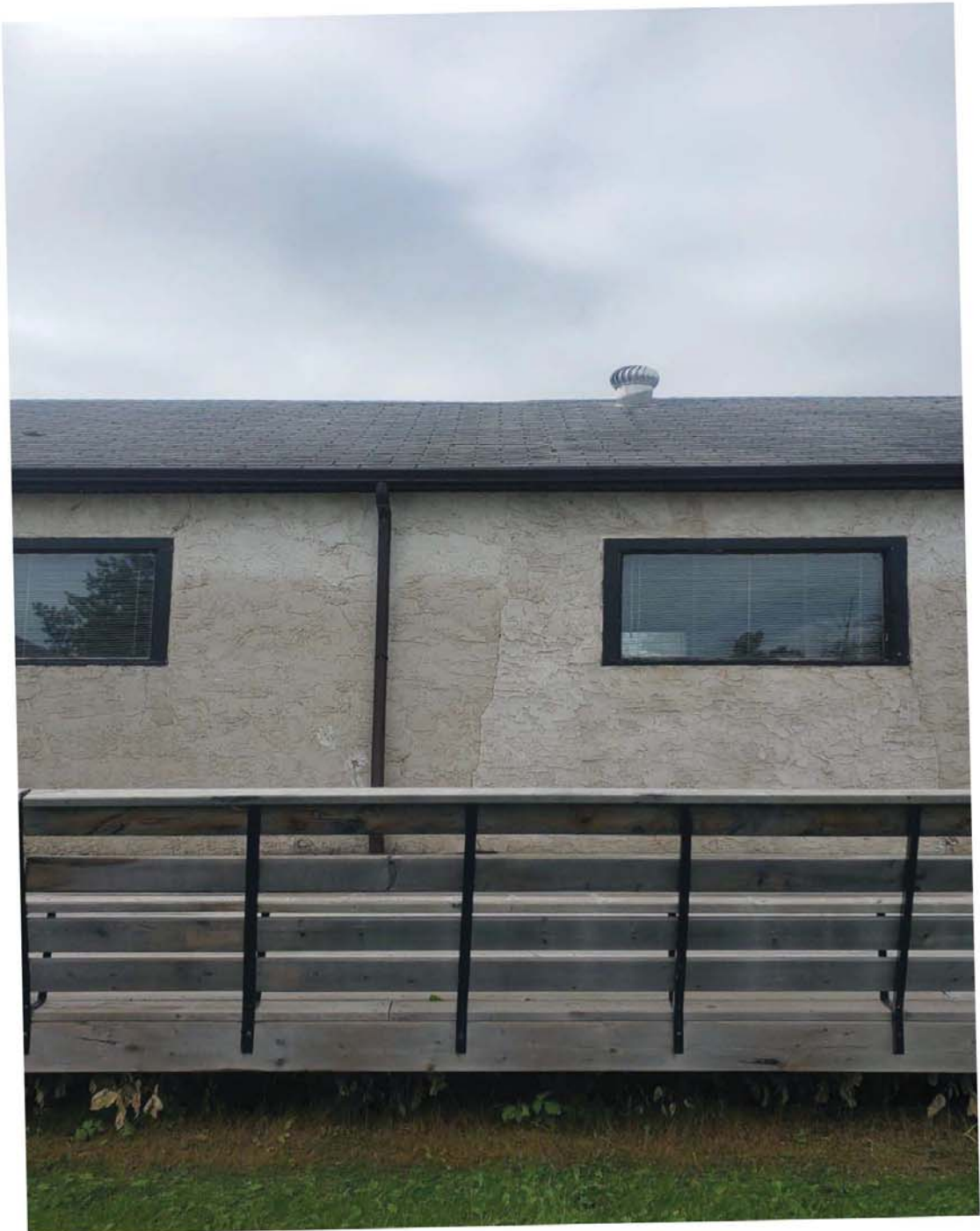
Observation Notes

- Missing fascia and gutter



Observation Notes

- Dip where buildings are joined



Observation Notes

- Shiplap deck with felt eaves protection



Observation Notes

- Leaks in the attic
- Lots of blown in insulation over wood shavings



Observation Notes

- Soffit looks good



Facility Name:	MIDTOWN COMMUNITY CLUB
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Field Names	Descriptors
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WT ID: B043

Address: 540 9 Street East

Size: 10,815 Square Feet

Year Constructed: 1980

Facility Age (In Years): 44 based on calculation 1980 to 2024

Type of Construction: Structural steel columns and trusses and wood construction infill between structural columns. The exterior has stucco and brick veneer finishes. The roof is a built up conventional roof membrane with a gravel top.

Significant or Hazardous Issues: None

Original Construction Cost:
 Assessed Land Value
 Assessed Building Value
 Assessed Land and Building Value
 Facility Replacement Cost:
 Actual Operating Costs:

Will work with Assessment Division to update values in 2025

State of Facility (5 year plan):

	2025
Projects are the responsibility of the individual community club as per lease agreement with the City.	
Complete a boiler inspection to verify their condition	\$2,000.00
Have Garland complete a roof assessment and provide us with timeline for replacement	\$2,500.00

	2026
Projects are the responsibility of the individual community club as per lease agreement with the City.	
Replace the 2 stage roof top AC unit	\$35,000.00

	2027
Projects are the responsibility of the individual community club as per lease agreement with the City.	
Re-lamp hall lights with bLED bypass lamps, change fixtures in main hall to 2x4 flat panels and RGB pot lights all these fixtures will be dimming	\$18,260.84

	2028
Projects are the responsibility of the individual community club as per lease agreement with the City.	
Lighting upgrade to large and small outdoor rinks	\$10,544.37

	2029
Projects are the responsibility of the individual community club as per lease agreement with the City.	
Replace flooring in the main hall (flooring contains asbestos) cost unknown.	

TOTAL COSTS FOR 2025 TO 2029	\$68,305.21
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Facility Name:	MIDTOWN COMMUNITY CLUB
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Field Names	Descriptors
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Agreement/Lease Information:	<p>Lease Agreement is with the Midtown community club. The City and Lessee commitments are the same for all Community Clubs.</p> <p>The Community Clubs are responsible for the maintenance of the facilities and grounds and must maintain public liability coverage of 1 millions dollars per occurrence. The Club is also responsible to pay the deductible portion under the City's insurance policy in the event damages occur.</p> <p>The City is responsible for the utilities and to insure the Community Club properties. The Club has an option to take out a separate policy to reduce the deductible portion on the City's main insurance policy to reduce the amount the Community Club's are responsible for. Further, the City is responsible to provide the Club with an annual Operating and Maintenance Grant and to financially assist the Clubs through the Recreation Facility Grant Program for the replacement of mechanical equipment and structural components based on a 50/50 cost sharing basis.</p> <p>If the Club refuses, neglects or omits to perform its obligations they have 14 days to remedy the issue. If they fail to remedy the situation the City may choose to do so at the Club's expense. The Agreement can also be terminated if the Club declares insolvency or bankruptcy, fails to comply wit the Non-Profit Act or fails to deliver the programs for the residents of the community neighbourhood. In addition to the other provisions regarding termination, this agreement may be terminated upon 6 months written notice prior to the end of the term.</p>
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Current Use of Facility:	<p>The Midtown Community Club Hall is available for rental for special occasions, community functions or meetings and is equipped with a kitchen and bar and has a maximum capacity of 300 patrons. In addition to the multi-purpose hall, the club is equipped with a meeting room that is ideal for smaller functions.</p> <p>There are three out door ice surfaces. The larger ice surface is targeted toward participants that are ages 13 and over. The second smaller ice surface is targeted toward children ages 12 and under and the outdoor pleasure skating rink is targeted toward participants that do not want to use sticks and pucks but simply enjoy the pleasure of skating.</p> <p>The club is also home to tennis courts, a basketball court, playground equipment, and a spray park that is operated in conjunction with the City's Annual Playground Program.</p>
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Hours of Operation:	<p>Spray park follows the City's summer park schedule. Winter warm up shack is available Week days from 3:00- 9:00PM and weekends from 9:00AM to 9:00PM</p>
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Emergency Generator:	No
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Fire Alarm System:	Yes
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Fire Suppression System:	None
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Concession Hoods:	None
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Historical Designation:	No
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Facility Condition: (Good, Fair or Poor)	Good
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Recommendation to Keep:	Yes
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Summary:	This facility is being used as intended
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Attachments:	<p>Recent/Current City Pictures Community Club Agreement Review</p>
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Facility Name:	WEST HILL COMMUNITY CLUB
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Field Names	Descriptors
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WT ID:	B047
Address:	2320 6 Ave West
Size:	6,336 Square Feet
Year Constructed:	1979 Initial Construction
Facility Age (In Years):	45 based on calculation 1979 to 2024
Type of Construction:	Conventional wood construction 2x6 wall, with drywall interior finish and stucco exterior, steel truss rafters with metal roofing
Significant or Hazardous Issues:	None
Original Construction Cost:	
Assessed Land Value	
Assessed Building Value	
Assessed Land and Building Value	
Facility Replacement Cost:	
Actual Operating Costs:	

State of Facility (5 year plan):	2025
	<p>Projects are the responsibility of the individual community club as per lease agreement with the City.</p> <p>Replace both furnaces located in the basement, one feeding the dressing rooms other one feeds upstairs \$16,000.00</p>
	2026
	<p>Projects are the responsibility of the individual community club as per lease agreement with the City.</p> <p>Install a small unit heater (35,000 BTU) in Zamboni room \$4,000.00</p>
	2027
	<p>Projects are the responsibility of the individual community club as per lease agreement with the City.</p> <p>Review the infrastructure of both indoor and outdoor rinks cost \$2,500.00</p>
	2028
	<p>Projects are the responsibility of the individual community club as per lease agreement with the City.</p> <p>No projects planned at this time.</p>
	2029
	<p>Projects are the responsibility of the individual community club as per lease agreement with the City.</p> <p>No projects planned at this time.</p>
	TOTAL COSTS FOR 2025 TO 2029 \$22,500.00

Agreement/Lease Information:

The Lease Agreement is with the West Hill Community Club. The City and Lessee commitments are the same for all Community Clubs.

The Community Clubs are responsible for the maintenance of the facilities and grounds and must maintain public liability coverage of 1 millions dollars per occurrence. The Club is also responsible to pay the deductible portion under the City's insurance policy in the event damages occur.

The City is responsible for the utilities and to insure the Community Club properties. The Club has an option to take out a separate policy to reduce the deductible portion on the City's main insurance policy to reduce the amount the Community Club's are responsible for. Further, the City is responsible to provide the Club with an annual Operating and Maintenance Grant and to financially assist the Clubs through the Recreation Facility Grant Program for the replacement of mechanical equipment and structural components based on a 50/50 cost sharing basis.

If the Club refuses, neglects or omits to perform its obligations they have 14 days to remedy the issue. If they fail to remedy the situation the City may choose to do so at the Club's expense. The Agreement can also be terminated if the Club declares insolvency or bankruptcy, fails to comply wit the Non-Profit Act or fails to deliver the programs for the residents of the community neighbourhood. In addition to the other provisions regarding termination, this agreement may be terminated upon 6 months written notice prior to the end of the term.

Facility Name:	WEST HILL COMMUNITY CLUB
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Field Names	Descriptors
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Current Use of Facility:	<p>The club's leisure facilities include a meeting room, an indoor arena, an outdoor rink and playground equipment.</p> <p>The meeting room can be rented for private events.</p> <p>The indoor natural ice arena is host to shinny sessions, youth hockey tournaments, practices and games along with adult rec hockey leagues. A full concession operates during major events.</p> <p>The outdoor rink is regulation sized complete with lights and goals. There is a warm up facility adjacent to the rink along with an outdoor pleasure skating surface also adjacent.</p>
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Hours of Operation:	<p>Indoor Rink, Monday through Thursday from 5:15-11:45PM, tournaments take place every weekend. Outdoor Rink's, 3:30-9:00PM Monday to Friday, and 9:00AM to 9:00PM Saturday and Sunday. Paddling Pool 1:00-3:30PM. The City of Prince Albert's community Services department operates a Playground Program from July to mid-August annually.</p>
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Emergency Generator:	No
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Fire Alarm System:	Yes. Certified Annually
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Fire Suppression System:	No
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Concession Hoods:	Kitchen only complete with Fire Suppression System
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Historical Designation:	None
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Historical Designation:	No
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Facility Condition: (Good, Fair or Poor)	Good
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Recommendation to Keep:	Yes
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Summary:	The facility is being used as intended
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Attachments:	<p>Recent/Current City Pictures</p> <p>Community Club Agreement Review</p>
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The Community Club agreement with the City is to lease and operate the facilities upon the terms and conditions hereinafter set forth for a period commencing on the 1st day of January A.D., ending on the 31st day of December A.D., and thereafter continuing from year to year (the "Term"); subject to annual review by December 1st.

The City provides the Club quiet use and enjoyment of the leased premises. To review the delivery of services provided by the Club and cooperatively work with the Club to provide assistance, leadership and resource materials to ensure that an acceptable level of service delivery is maintained at the facility. To work with the Club in reviewing and setting annual rental fees with the objective of generating sufficient revenues through the facility in a manner consistent with the City's rates and fees structures at similar facilities.

To operate the leased premises in a manner that promotes activities and initiatives relating to the provision of social, cultural, recreational and educational programs for residents within the City and which from time to time may be directed by the City.

To operate the leased premises in accordance with all regulations, resolutions, bylaws or directives issued from time to time by the City and comply with all regulations, codes, licenses, bylaws, statutes, laws or ordinances by federal, provincial, municipal or order with respect to the condition, equipment and use of facilities.

To keep and maintain the leased premises, at its own expense, in a clean and tidy condition and to ensure all work of a janitorial nature is properly and consistently executed.

To keep the buildings, grounds, fixtures, installations, improvements and equipment in good and safe state of repair, normal wear and tear only excepted, and to comply with the reasonable directions of the Director of Parks, Recreation & Culture or designate with respect to maintenance of such general repairs. To obtain prior authorization in writing by the City for any construction, remodeling, alterations, or additions of or to the said facilities, excepting repair of normal wear and tear that are deemed necessary by the Club or required under this Agreement. All such changes and alterations shall comply with the applicable federal, provincial and municipal acts, regulations, codes and bylaws and shall be performed to such reasonable standards as set forth by the City.

Not to create or permit to be created and maintained, and to cause to be discharged, any liens levied on account of the imposition of any builders, labourers, or material man's lien upon the whole of the leased premises or any part thereof and the Club shall not suffer any other matter or thing whereby the rights or interests of the City might be impaired.

To comply promptly, at its own expense, with all fire and health code regulations in which mandatory inspections will be coordinated through the City as part of the insurance requirements. To comply promptly, at its own expense, with all laws, ordinances,

regulations, requirements of municipal and other authorities thereto, and all notices in pursuance of same, whether served upon the City or the Club.

Not to, nor permit to be done upon the facilities or surrounding land anything which might reasonably be deemed to be a nuisance, annoyance, inconvenience or damage to the City, or to the owners or occupiers of any neighboring lands or premises. To give prompt notice of any occurrence arising from the use or operation of the facilities to the City and assist the City by every means in order to obtain payment for damages to property, or assist in the investigation of any occurrence from the use or operation of said facility, in the event of any loss or damage occurring to or arising from the use of the facilities or the complex thereon.

To maintain such other agreements between the Club and third parties relating to use of the facilities. To accept and abide by such other agreements between the City and any school authority relating to the joint use of their respective facilities as may benefit or affect the activities of the Club.

The City specifically covenants and agrees with the Club as follows: To financially assist the Club with an *"Operational Grant"* and *"Maintenance Grant"* in an amount determined annually by the Council of the City of Prince Albert for the operation of its facilities or bona fide programs.

To financially assist the Club with a grant pursuant to the City of Prince Albert *"Recreation Facility Grant Program"* which is to be made available exclusively to the Community Clubs on an annual basis and based on a 50% cost sharing basis.

To pay the cost of heating, light, power and water used for the facilities at a rate established by policy of City Council and provided that the Club exercises reasonable economies in the use of the utilities so provided.

Facility Name:	CITY YARDS SIGN/MAINTENANCE SHOP
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Field Names	Descriptors
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WT ID: B024

Address: 650 Exhibition Drive

Size: 2,546 Square feet - This building houses two different work units, one being the sign/traffic work shop which uses 1,196 square feet, the other one being Facility Maintenance which use 1,350 sq ft

Year Constructed: 1956

Facility Age (In Years): 68 Based on calculation from 1956 to 2024

Type of Construction: Built on a grade beam, wood frame construction, interior walls are of wood frame construction with gypsum board finish. Exterior wall finish is cedar shake and a metal roof.

Significant or Hazardous Issues: Rain water litre pipe contains asbestos

Original Construction Cost: Will work with Assessment Division to update values in 2025
 Assessed Land Value
 Assessed Building Value
 Assessed Land and Building Value
 Facility Replacement Cost:
 Actual Operating Costs:

State of Facility (5 year plan):

	2025	
Replacement of 11 windows cost		\$8,000.00

	2026	
Make preparation to prime and paint the exterior of building		\$11,000.00

	2027	
No projects planned or required at this time.		

	2028	
No projects planned or required at this time.		

	2029	
No projects planned or required at this time.		

TOTAL COSTS FOR 2025 TO 2029	\$19,000.00
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Current Use of Facility: To house the Traffic Signal staff, Barricade staff and Facility Maintenance staff.

Emergency Generator: No

Fire Alarm System Yes. Certified Annually

Concession Hoods There is one stainless steel concession hood complete with fire suppression system

Facility Condition: (Good, Fair or Poor) Good

Recommendation to Keep: Yes

Summary: This building is a big part of the City's day to day operation with staff coming and going all day long, and like all other city facilities it does lack storage space.

Attachments: Recent/Current City Pictures



Facility Name:	CITY YARDS TRAFFIC SHOP
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Field Names	Descriptors
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WT ID:	B026																								
Address:	650 Exhibition Drive																								
Size:	3,908 Square feet - This building has 3 work units in it, first the traffic shop at 1,920 sq ft, second irrigation shop at 1,204 sq ft and third Chemical storage at 784 sq ft.																								
Year Constructed:	1956																								
Facility Age (In Years):	68 based on calculation from 1956 to 2024																								
Type of Construction:	Built on grade beam, constructed of wood frame construction, building is insulated interior walls finish with plywood, exterior has metal cladding on the walls and a metal roof.																								
Significant or Hazardous Issues:	none																								
Original Construction Cost:	Will work with Assessment Division to update values in 2025																								
Assessed Land Value																									
Assessed Building Value																									
Assessed Land and Building Value																									
Facility Replacement Cost:																									
Actual Operating Costs:																									
State of Facility (5 year plan):	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr style="background-color: #d3d3d3;"> <th style="width: 80%;"></th> <th style="width: 20%; text-align: center;">2025</th> </tr> <tr> <td style="padding: 5px;">Staff have requested a window panel in there over head door to help with interior lighting</td> <td style="text-align: right; padding: 5px;">3,500.00</td> </tr> <tr style="background-color: #d3d3d3;"> <th></th> <th style="text-align: center;">2026</th> </tr> <tr> <td colspan="2" style="padding: 5px;">No projects planned or required at this time.</td> </tr> <tr style="background-color: #d3d3d3;"> <th></th> <th style="text-align: center;">2027</th> </tr> <tr> <td colspan="2" style="padding: 5px;">No projects planned or required at this time.</td> </tr> <tr style="background-color: #d3d3d3;"> <th></th> <th style="text-align: center;">2028</th> </tr> <tr> <td colspan="2" style="padding: 5px;">No projects planned or required at this time.</td> </tr> <tr style="background-color: #d3d3d3;"> <th></th> <th style="text-align: center;">2029</th> </tr> <tr> <td colspan="2" style="padding: 5px;">No projects planned or required at this time.</td> </tr> <tr style="background-color: #d3d3d3;"> <th colspan="2" style="text-align: left; padding: 5px;">TOTAL COSTS FOR 2025 TO 2029</th> </tr> <tr> <td colspan="2" style="padding: 5px; text-align: right;">\$3,500.00</td> </tr> </table>		2025	Staff have requested a window panel in there over head door to help with interior lighting	3,500.00		2026	No projects planned or required at this time.			2027	No projects planned or required at this time.			2028	No projects planned or required at this time.			2029	No projects planned or required at this time.		TOTAL COSTS FOR 2025 TO 2029		\$3,500.00	
	2025																								
Staff have requested a window panel in there over head door to help with interior lighting	3,500.00																								
	2026																								
No projects planned or required at this time.																									
	2027																								
No projects planned or required at this time.																									
	2028																								
No projects planned or required at this time.																									
	2029																								
No projects planned or required at this time.																									
TOTAL COSTS FOR 2025 TO 2029																									
\$3,500.00																									
Current Use of Facility:	This facility houses 2 bucket trucks that need a heated place to park due to it's hydraulics, also used as a work space to build and store traffic signals. Middle part of building houses the irrigation crew and all there work equipment and spare parts. The far east end of building houses all parks fertilizer and weed control products.																								
Facility Condition: (Good, Fair or Poor)	Good																								
Recommendation to Keep:	Yes																								
Summary:	This building is a big part of the City's day to day operation with staff coming and going all day long, and as like all other city facilities it does lack storage space.																								
Attachments:	Recent/Current City Pictures																								



Facility Name:	CITY YARDS CONCRETE SHOP
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Field Names	Descriptors
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WT ID: B026

Address: 650 Exhibition Drive

Size: 1,440 Square feet - This consists of a large open space with a small washroom on the south side

Year Constructed: 1956

Facility Age (In Years): 68 Based on calculation from 1956 to 2024

Type of Construction: Block wall construction with brick veneer finish on the exterior, interior walls are mostly block construction with some steel stud and gypsum board wall and suspended ceilings. Roof construction is steel rafters and conventional roof.

Significant or Hazardous Issues: Rain water litre pipe contains asbestos

Original Construction Cost:
 Assessed Land Value
 Assessed Building Value
 Assessed Land and Building Value
 Facility Replacement Cost:
 Actual Operating Costs:

Will work with Assessment Division to update values in 2025

State of Facility (5 year plan):

	2025
Replace base cabinet and plumbing fixtures in washroom cost	\$2,100.00

	2026
No projects planned or required at this time.	

	2027
No projects planned or required at this time.	

	2028
No projects planned or required at this time.	

	2029
No projects planned or required at this time.	

TOTAL COSTS FOR 2025 TO 2029	\$2,100.00
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Current Use of Facility: This facility is home to the concrete crew starting the Monday after May long to mid October and used as a coffee shop for sanitation crew in the winter months.

Hours of Operation: Monday to Friday 7:00AM to 5:00PM year round.

Facility Condition: (Good, Fair or Poor) Good

Recommendation to Keep: Yes

Summary: This building is a big part of the City's day to day operation with staff coming and going all day long, and as like all other city facilities it does lack storage space.

Attachments: Recent/Current City Pictures



Facility Name:	CITY YARDS MAIN BUILDING
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Field Names	Descriptors
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WT ID: B021

Address: 650 Exhibition Drive

Size: 18,240 Square feet on main floor - 1,600 square feet on the upper floor Total square footage is 19,840 sq ft

Year Constructed: 1973

Facility Age (In Years): 51 based on calculation from 1973 to 2024

Type of Construction: Built on grade beam and piles, exterior walls are of steel stud and metal cladding and some block wall construction, interior wall are built of wood construction, barrel roof is of wood construction that is shingled.

Significant or Hazardous Issues: Asbestos containing material in attic space, also floor tile on main floor does contain asbestos.

Original Construction Cost:
 Assessed Land Value
 Assessed Building Value
 Assessed Land and Building Value
 Facility Replacement Cost:
 Actual Operating Costs:

Will work with Assessment Division to update values in 2025

State of Facility (5 year plan):

	2025
Replacement of unit heater #2	\$8,000.00

	2026
Clean west and north fence line and replace fence	\$46,000.00
Replacement of unit heater # 2 in main garage bay	\$8,000.00

	2027
Replace 7 exterior windows	\$5,700.00
Clean and paint exterior of building cost unknown.	

	2028
No projects planned or required at this time.	

	2029
No projects planned or required at this time.	

TOTAL COSTS FOR 2025 TO 2029	\$67,700.00
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Current Use of Facility: Currently this building is home base for 42 Parks staff in the spring and summer (winter months 10), 6 year round maintenance staff, 3 year round water meter staff.

Hours of Operation: Monday to Friday 7:00AM to 5:00PM, staff also need access for after hour call outs.

Facility Condition: (Good, Fair or Poor) Fair

Recommendation to Keep: Yes

Summary: This building services the staff that use it well, but like all other City facilities it lacks storage space.

Attachments: Recent/Current City Pictures



Facility Name:	CEMETERY ADMIN BUILDING
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Field Names	Descriptors
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WT ID: B101

Address: 135 Marquis Rd W

Size: 445 Square feet

Year Constructed: 1988

Facility Age (In Years): 36 based on calculation from 1988 to 2024

Type of Construction: Built slab on grade, building is built of wood construction with brick veneer exterior finish, interior wall are built of wood construction, roof is of wood construction that is shingled.

Significant or Hazardous Issues: None

Original Construction Cost: Will work with Assessment Division to update values in 2025

Assessed Land Value

Assessed Building Value

Assessed Land and Building Value

Facility Replacement Cost:

Actual Operating Costs:

State of Facility (5 year plan):

	2025
No projects planned or required at this time.	

	2026
No projects planned or required at this time.	

	2027
No projects planned or required at this time.	

	2028
No projects planned or required at this time.	

	2029
No projects planned or required at this time.	

TOTAL COSTS FOR 2025 TO 2029	\$0.00
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Current Use of Facility: The administration is use to facilitate the funeral process, also used as lunch and coffee area for cemetery staff.

Hours of Operation: Monday to Friday 7:00AM to 5:00PM, staff also need access for after hour call outs.

Facility Condition: (Good, Fair or Poor) Fair

Recommendation to Keep: Yes

Summary: This facility has been well maintained, in 2013 we replaced the aging furnace and had the shingles replaced in 2019. In 2024 water heater replacement.

Attachments: Recent/Current City Pictures



Facility Name:	CEMETERY MAINTENANCE BUILDING
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Field Names	Descriptors
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WT ID: B036

Address: 11 Marquis Rd W

Size: 1,232 Square feet

Year Constructed: 1970

Facility Age (In Years): 54 based on calculation from 1970 to 2024

Type of Construction: Built slab on grade exterior walls are of steel stud and metal cladding construction, interior wall are built of wood construction, roof wood rafters with metal finish.

Significant or Hazardous Issues: None

Original Construction Cost:
 Assessed Land Value
 Assessed Building Value
 Assessed Land and Building Value
 Facility Replacement Cost:
 Actual Operating Costs:

Will work with Assessment Division to update values in 2025

State of Facility (5 year plan):

	2025
Put together a package to replace the maintenance building and the rationale behind it.	

	2026
No projects planned or required at this time.	

No projects planned or required at this time.	

	2028
No projects planned or required at this time.	

	2029
No projects planned or required at this time.	

TOTAL COSTS FOR 2025 TO 2029	\$0.00
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Current Use of Facility: This building is used to perform small maintenance tasks, also used as storage for all the grounds keeping equipment.

Hours of Operation: Monday to Friday 7:00AM to 5:00PM, staff also need access for after hour call outs.

Facility Condition: (Good, Fair or Poor) Fair

Recommendation to Keep: Yes

Summary: This facility requires a renovation to increase the foot print of the building to make it more functional for the staff that use it.

Attachments: Recent/Current City Pictures

