



TITLE: 2026 Roofing Report

DATE: October 3, 2025

TO: Budget Committee

PUBLIC: X

INCAMERA:

RECOMMENDATION:

That \$250,000 be included in the 2026 Capital Budget for Roofing Projects.

EXECUTIVE SUMMARY:

The Facilities Division completes an annual assessment of the Roofing Structures at each City owned Facility. A summary of the assessment results are provided for consideration during the Budget Committee deliberations.

BACKGROUND:

The City of Prince Albert provides an annual allocation through the Capital Budget for roofing requirements at the City's various facilities. The Parks, Recreation & Culture Department completes regular inspections to assess the annual requirements and to determine the priorities for each year. As a result of the inspections, the following report has been prepared for consideration during the 2026 Budget deliberations.

PROPOSED APPROACH AND RATIONALE:

1. City Owned & Operated Facilities

Below is an update regarding the condition and any repairs completed to the various roofs within the City's owned and operated facilities that are funded through the General Fund Capital Budget.

Alfred Jenkins Field House

- Low slope metal roofs on gymnasium and soccer pitch
- Flat rolled asphalt roof

The large snow through the winter and the spring's freeze/thaw cycles were extremely hard on the two flat roofs at the Alfred Jenkins Field House. This created infiltration of water and strengthened the reasoning for a professional assessment of this roof. The flat roofs are rated poor and need replacement.

To complete the roofing system on the building; there are two large metal roofs, one over the soccer pitch and one over the gymnasium. These roofs are seeing caulking deterioration and several areas where the vertical seams needed reinforcement.

Some of the seams and blisters were repaired in 2025 at a cost of \$20,000.00. The updated budget for the two roofs is \$680,000.00.

Margo Fournier Arts Centre

- Metal tiled roof – roof is in good shape.

In 2014 a snow stop project was completed on this roof to mitigate large quantities of ice/snow from sliding off. This was especially dangerous on the West side of the building where the public enters.

There had been water infiltration in the basement of the Art Centre, this was happening on the North and West sides of the building. The North side received new eavestroughs and the West received some earth work behind the wheelchair ramp. These repairs have resolved the issues.

Art Hauser Centre Arena

- There are essentially eleven roofs on this building, along with seven entry canopies – various conditions.

Starting from the front or most Westerly and working East there are three ballast roofs over the new Lobby area – fair to good condition.

The old lobby roof is a SBS roof – fair condition. This roof is not expected to need a major replacement in the near future. Small repairs may be needed in the short term.

The South Entrance is a ballast roof – good condition.

The barrel roof over the rink has a spray foamed roof on the North side and a membrane covering on the South side. The spray foamed portion received a new coating in 2019 and is holding up well. The South side has the potential to last longer but it has had repairs to the seams due to the spring freeze thaw.

The Minto dressing room roof is a sloped metal roof – good condition.

The concession/washroom roof is a ballast inverted roof – good condition. This roof is not expected to need a major replacement in the near future. Small repairs may be needed in the short term.

Raider Office roof is a sloped membrane roof – good condition. This roof is not expected to need a major replacement in the near future. Small repairs may be needed in the short term.

The East end of the building has membrane roofs – good condition. These roofs are not expected to need a major replacement in the near future. Repairs to these roofs were completed in 2019.

The seven canopy roofs are metal – good condition.

City Hall

City Hall has a ballast inverted roof – good condition. City Hall roof was replaced in 2008 and the projected life span of this roof would be 25 years.

Cosmo Lodge

Metal roof – good condition. Repairs have been completed to the eaves troughs to attempt to mitigate splash over and ice damming.

Dave G. Steuart Arena

This building has a shingled barrel roof with SBS membrane over the barrel. There is a flat membraned roof over the entrance and concession. This flat roof received a replacement in 2013. The barrel roof continues to have issues with the decking and shingles; it is in very poor shape. The Facilities Division is completing an updated Structural Assessment through Prakash Engineering which will provide short and long-term solutions for consideration by members of Council during the Expression of Interest process for the facility.

EA Rawlinson Centre/Mann Art Gallery

- This building has essentially four roofs.
- A ballast inverted roof – good condition over the EA Rawlinson Centre.
- A low slope roof with rolled roofing over the entrance and lobby of the EA Rawlinson Centre – good condition.
- A low slope metal roof over the Mann Art Gallery – good condition.
- A ballast inverted roof over the entrance to the Mann Art Gallery – good condition. The roof over the entrance of the Mann Art Gallery had a bubble in the membrane which was repaired in 2013.

These roofs are not expected to need a major replacement in the near future. Small repairs may be needed in the short term.

The upper most roof was repaired due to a leak in the winter/spring of 2019.

Fire Hall

This building has two four ply membrane roofs – good condition. In 2023 the upper portion of the Flat Roof was replaced. In 2024, the lower portion of the Flat Roof was completed. Both the upper (2023) and lower (2024) roofs have been completely replaced along with a 30-year warranty.

Kinsmen Arena

This building has a peaked shingled roof over the rink. The roof over the rink was re-shingled in 2014.

The other roofs on this building are flat and the roof over the South entrance was repaired in 2013.

There was a leak on the West portion of the flat roof in the spring of 2024. This was repaired and the roofing company completed an assessment of the flat roofs at that time. Their assessment was that the remaining flat roofs of that style have exceeded their life expectancy of 25 years. These roofs have been replaced in 2025 and have a 30-year warranty on them.

Kinsmen Water Park

This building has a un-ballast sloped roof – good condition. This roof is not expected to need a major replacement in the near future. Small repairs may be needed in the short term.

Kinsmen Ski Hill Cabin

In 2014 a local businessman donated a new metal roof for the ski hill cabin. The roof was started in the late fall of 2014 and the project was completed in 2015.

Municipal Service Centre

This building has three roofs with a two-ply asphalt roof system - fair condition. The Facilities Division will proceed with a scan and re-assess these roofs in 2026 so they can be properly arranged into the priority list.

Old City Yards

Most buildings in this compound have been roofed in metal. The main building is shingled and the South side of the building was re-shingled in 2019. The North side of the roof was re-shingled in 2023.

Tourist Information Centre

This building has cedar shakes – good condition.

2. City Owned Facilities – Lease & Operating Agreement or Support Agreement

Below is an update regarding the condition and any repairs completed to the various roofs at City owned facilities that are operated through a Lease & Operating Agreement or supported through a formal Support Agreement with the City of Prince Albert. These facilities are funded through the General Fund Capital Budget and typically receive funding support from the partnering agency when repairs are required.

Bernice Sayese Centre

The roofing project for this building was completed in 2013. The flat roof portion of the building has had ongoing warranty work done. The City and the consultant have been working with the contractor to mitigate the issues. A third-party roof inspection was completed and repairs from that report have been completed. The flat roof did leak this spring and the leak has been repaired.

All sloped shingled roofs have been replaced with a metal roof system in 2025. By replacing the shingles with a metal roof this should reduce the vandalism.

Carlton Park Community Club

The peaked roof at Carlton Park has recently been re-shingled. The flat roof has had work done to it 3 years ago and is in good condition.

Crescent Acres Community Club

Peaked shingled roof in good condition.

Crescent Heights Community Club

Peaked TPM roof in fair condition. The Department continues to monitor the status of this roof on an annual basis. It is currently scheduled for repair or replacement in approximately 5 years.

Diefenbaker House

In 2013 this building was re-shingled and new eaves troughs installed. The projected life span of this roof is 25 years.

East End Community Club

The East End Arena & Curling Rink roof has been completed and is expected to last 25 years. The East End Hall roof is a shingled roof that is in poor condition that will require replacement in 2026 at a cost of \$35,000.00.

East Hill Community Club

Only Minor maintenance has been required on the metal roof. It is in good condition.

Hazeldell Community Club

Shingled roof in poor condition.

Historical Museum (Old Fire Hall)

The majority of the roofs on this building are spray foam. Some repairs have been completed. The repairs have held up and this roof will continue to be assessed.

Kinsmen Community Heritage Centre

This roof has been replaced in 2016.

Midtown Community Club

Asphalt rolled roof in good condition.

Nordale Community Club

Nordale has a peaked metal roof in good condition.

Prince Albert Golf & Curling Centre

This building has a spray foam roof – good condition. In 2020 a roof restoration project was approved in the amount of \$275,000 and a heavy top coating was installed over the existing spray foamed roof. This roof is expected to last 20-25 years.

West Hill Community Club

West Hill has peaked metal roof in good condition.

3. City Owned Facilities – Operated under a Board Corporate Entity

Below is an update regarding the condition and any repairs completed to the various roofs at City owned facilities that are operated and budgeted under a Board Corporate entity:

JMC Library

This building has a low slope TPO membrane roof – poor condition. In 2014 seam repairs were completed on this roof. Since the repair the TPO membrane has continued to break down, this is from ponding, UV Rays and freeze/thaw conditions. The Library has an approved budget of \$30,000.00 in 2025 to complete repairs this year which will allow us approximately 3 years to work with the library administration to put funding in place for the recommended roof replacement in 2028. The updated budget for this replacement is estimated to be \$800,000.00 to \$900,000.00.

Prince Albert Police Station

This building has two 4ply inverted membrane roofs – fair condition. These roofs were part of the 3rd party roofing assessments attached to this report. These roofs are holding up well but were installed in 1985 and are no 40 years old. The assessment of these roofs recommends replacement. The updated estimated budget to replace the roofs is \$800,000.00. The required funding of the repairs will need to be considered as part of the Police Budget deliberations so that sufficient funding is available.

CONSULTATIONS:

The Facilities Division consults with each respective Building Manager regarding the inspection results. A third-party roofing firm is also engaged to assist with the inspection process for roofs that require increased maintenance attention, repairs or replacement.

COMMUNICATION AND/OR ANNOUNCEMENT PLAN:

At each location consultation and communication occurs with the facility manager or operator to determine any maintenance requirements and the appropriate timeframe for the repairs to occur to prevent disruption to the operation.

BUDGET/FINANCIAL IMPLICATIONS:

Currently there is \$34,402 available for roofing projects to City facilities at the end of 2025. In 2026, it is recommended to maintain the \$250,000 in the General Fund Capital Budget for future roofing projects. Upon approval, a total of \$284,042.00 will be available to assist with future roofing projects for facilities funded by the General Fund Capital Budget.

General Fund Capital Budget:

1. East End Community Hall - \$35,000.00 Year 2026
2. Alfred Jenkins Field House Flat Roofs - \$680,000.00 - Year 2027

Total General Fund Capital Budget - \$715,000

Facilities Operated by a Board Corporate:

3. JMC Library - \$900,000.00 - Year 2028
4. PAPS main building - \$800,000.00 - Year 2029

Total Roofing Projects for Facilities Operated under a Board Corporate Entity is \$1.7 million. It is necessary for this amount to be taken into consideration during future budget development by the respective Board Corporate Entity.

OTHER CONSIDERATIONS/IMPLICATIONS:

There are no policy, privacy, environmental or Official Community Plan implications.

OPTIONS TO RECOMMENDATION:

There are no options to the Recommendation.

STRATEGIC PLAN:

Infrastructure: An annual review of our roofing structures continues to be completed through the Facilities Division to determine short and long-term priorities for roof repair and replacement.

PUBLIC NOTICE:

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

ATTACHMENTS:

1. Alfred Jenkins Field House Roof Inspection Report
2. JMC Library Roof Inspection Report
3. Main Police Station Building Roof Inspection Report
4. Municipal Service Centre Roof Inspection Report

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Approved by: Director of Parks, Recreation & Culture and City Manager