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COMMUNITY FACILITIES ASSESSMENT REPORT

This study analyzed 17 City-owned buildings based on factors such as:

- Building age
- Condition of the physical structure
- Capital cost for rehabilitation and/or renovation
- Features specific to each facility

FACILITY NAME	ANTICIPATED REMAINING LIFE
Archie Miller Arena	5 to 10 years
Bioclean Aquatic Centre	20 + years
City Hall	20 + years
Centennial Civic Centre	**2 to 4 years**
Community Services Building	**0 years**
Fire Hall #1	**0 to 1 year**
Fire Hall #2	20 + years
Heritage Building (Downtown Clock Tower)	**0 years without investment** 20+ years with renovations
Legacy Centre	20 + years
Lloydminster Cultural and Science Centre	**0 years**
Lloydminster Golf and Curling Centre	20 + years
Operations Centre	20 + years
PSM Parks Centre (Bud Miller All Seasons Park)	20 + years
Outdoor Pool	15 + years
RCMP Building	20 + years
Russ Robertson Arena	20 + years
Servus Sports Centre	20 + years

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Fire Hall #1

Construction Dates
1940's, 1959, 1964, 1977 and 1992

Anticipated Remaining Life
0 to 1 year

Capital Investment Required to Replace Building
$10M +

USAGE OF THE FACILITY

- **Occupied by:**
  - 4 firefighters occupy the station 24 hours a day, 7 days a week
  - 2 administrative support personnel within regular business hours
- **Responded to 463 calls for service between January and October 2019**

Current Challenges

- **Right-of-Way Easement** - The facility's site contains a central easement. Removing this easement will be costly as electrical and communication routes must be relocated.
- **Spatial Requirements** - With the Fire Department's new staffing model, spatial requirements cannot be met within the current facility.

Opportunities

- **Location** - Potential to relocate the Fire Hall services to a more residentially friendly location.
- **Effective Planning** - To better accommodate the City's Emergency Services Team for growth in both staffing, spatial requirements and infrastructure/ equipment needs.

Things to consider

- Potential growth of the community
- Areas of high residential land uses
- Connection to major roadways
- Accessibility within our community

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Centennial Civic Centre

Construction Date
1965

Anticipated Remaining Life
2 to 4 years

Capital Investment Required to Maintain Building
$7.3M over the next 10 years

USAGE OF THE FACILITY

- **1,326 seat multi-purpose arena**
- **35,036 participants in 2018**
- **40,476 spectators in 2018**
- **Home to the Lloydminster *Junior A Bobcats* and Lloydminster *Junior B Bandits***
- **1,635 hours of ice time used in 2018**
- **Hosted numerous community events such as Pinty's Grand Slam of Curling, hockey tournaments, Hockey Day in Canada, Annual Battle of the Badges Todd Gustavson Memorial Hockey Tournament and more**

Current Challenges

- **Limited Life** - Although the facility has been well maintained and renovated, the end of its serviceable lifespan is approaching.
- **Cost Analysis** - The cost of renovating/maintaining the current state of the facility outweighs the value of the building itself.
- **Budgetary Considerations** - The structure, in its current state, will require significant capital investment to meet community needs and comply with modern building and safety codes. Critical issues include an aging ice plant, dead-end corridors and drainage issues.
- **Scheduling** - With large demand from user groups, has resulted in limited access for leisure/drop-in availability.

Opportunities

- **Tourism** - A new facility could bring a potential for event attraction and increased ice time for tournament play.
- **User Group Accessibility** - A new facility could result in enhanced scheduling and additional access for user groups and leisure ice time.

The City is in the process of conducting a Feasibility Study to better understand the future growth options that an revised recreational facility may bring.

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Community Services Building

Construction Date
1951

Anticipated Remaining Life
0 years

Estimated Cost of Demolition
$250,000+

Value of the Land
$1.2M

USAGE OF THE FACILITY

- **Former Winston Churchill School**
- **Former Lakeland College Campus**
- **Current centre for local non-profit and community organizations**

Current Challenges

- **Safety Code Compliance** - There is a need to renew the fire alarm, sprinkler systems and fire ratings within the walls, floors and windows to ensure compliance with current legislation.
- **Roadway Construction** - There is a need for improved roadway access and parking lot surfacing.
- **Water Drainage** - The current building faces challenges with the weeping tile system, ground water drainage and the stormwater infrastructure.

Opportunities

- **Sale of Land** - There is a potential to recuperate a portion of the costs associated with building maintenance and demolition.
- **Efficient Land Use** - With the demolition of the current structure, there is an opportunity for a function that better suites the community's needs.
- **Roadway Connections** - With access to both Highway 16 and 17, the site offers a advantageous location to main roadways.

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Lloydminster Cultural and Science Centre LCSC

Construction Date
1963 to 1995

Anticipated Remaining Life
0 years

Estimated Cost for Replacement
$12M+

USAGE OF THE FACILITY

- **1,300 children enrolled in educational programs in 2018**
- **11,500 facility visitors in 2018**
- **Hosted 5 major community events which welcomed 3,400 people to the facility in 2018**

Current Challenges

- **End of Life** - The majority of structures are no longer viable to maintain due to current building condition and need renovations.
- **Budgetary Considerations** - Replacement of the buildings are recommended as a more cost-effective option to renovations.
- **Replacement of HVAC** - The facility is in need of repairs to the heating, ventilation and air conditioning (HVAC) system to ensure suitable air flow.

Opportunities

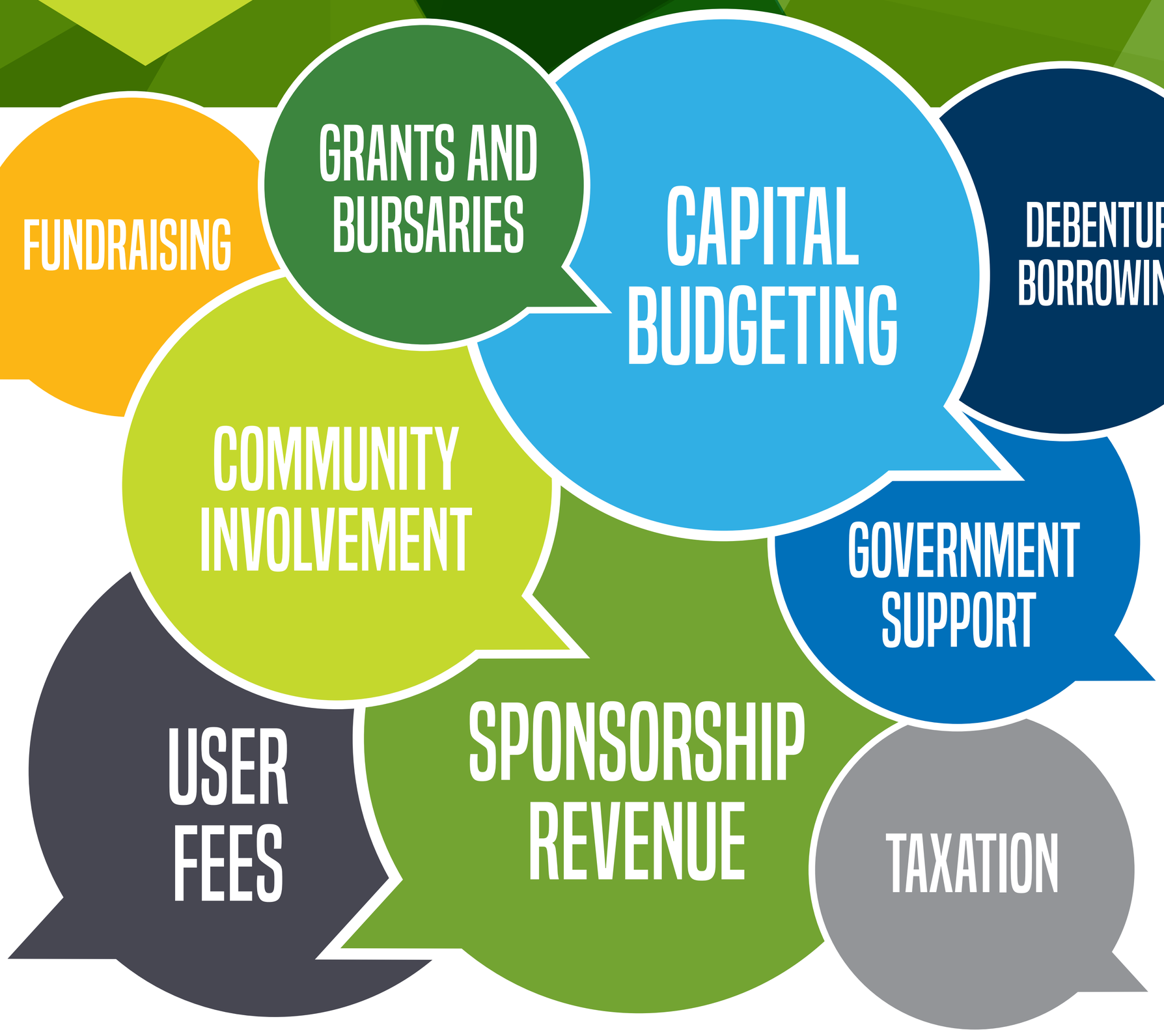
- **Facility Design** - A new facility design could allow for enhanced programming, exhibits and visitor attractions.
- **Community Connections** - With a new facility and programming, LCSC staff may have the ability to better connect with local heritage and history through educational attributes.
- **Location** - Potential relocation to a more central site.

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HOW MAY WE ACCOMPLISH THIS?



WHAT ARE **YOUR SUGGESTIONS?**