

BUILDING CONDITION ASSESSMENT  
FOR

THE TOWNSHIP OF NORTH DUMFRIES

**AYR COMMUNITY CENTER  
(QUEEN ELIZABETH ARENA)**

**7 CHURCH STREET**

PROJECT NO: GDR223-0353-00

SITE VISIT DATE: June 29, 2023

REPORT DATE: October 4, 2023



## EXECUTIVE SUMMARY

Cion Corp. (Cion) was retained by THE TOWNSHIP OF NORTH DUMFRIES (the 'Client') to conduct a Building Condition Assessment (BCA) at the Ayr Community Center (Queen Elizabeth Arena) located at 7 Church street, herein referred to as the 'site' or 'subject property'.

Situated at 7 Church Street, Ayr, the Queen Elizabeth Arena / Ayr Community Centre covers a total area of 13,500 sq.ft. Its construction dates back to around 1977. The primary flooring system of the building employs a poured concrete slab-on-grade. The walls are a combination of concrete block masonry and brick masonry. The building's roof consists of two main systems: one is a pitched roof section that is covered with lock seam sheet metal, and the other is a flat roof section that is built using a built-up roof assembly method. The building's perimeter features both vinyl framed windows and aluminum framed windows. The exterior doors include hollow core metal service doors, aluminum framed glazed doors, and overhead doors. Inside the building, various finishing materials are used, such as exposed concrete block, corrugated metal, wood paneling, rubber flooring, vinyl sheet flooring, terrazzo flooring, exposed concrete slab-on-grade, acoustic ceiling tiles, and painted drywall.

The objective of this BCA was to collect and document to the current condition of the base building systems to support the Municipality's asset management planning processes and to aid the proactive management of upcoming rehabilitation and replacement needs. This BCA was conducted in general conformance with ASTM E-2018-15 Standard Guide for Building Condition Assessments: Baseline Property Condition Assessment Process modified for use within a Canadian context.

Overall, the majority of the building elements can be considered to be in fair condition. The building components that are recommended as priority repairs/replacement are as follows:

- Repairs to the arena slab.
- Repainting of the steel roof structure.
- Repairs to the exterior concrete block masonry.
- Repairs to the metal siding.
- Replacement of the vinyl windows.
- Re-coating of the metal roof.
- Replacement of the flat roof.
- Replacement of the older domestic water tank heater.
- Replacement of the ice plant equipment.
- Replacement of the asphalt parking lot.
- Repairs to the exterior stairs.

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## 1.0 | INTRODUCTION

Cion Corp. (Cion) was retained by The Township of North Dumfries (the 'Client') to conduct a Building Condition Assessment (BCA) at the property located at 7 Church street, herein referred to as the 'site' or 'subject property'.

The objective of this BCA was to collect and document to the current condition of the base building systems to support the Municipality in their asset management planning processes and to aid the proactive management of upcoming rehabilitation and replacement needs. This BCA was conducted in general conformance with ASTM E-2018-15 Standard Guide for Building Condition Assessments: Baseline Property Condition Assessment Process modified for use within a Canadian context.

The Building Condition Assessment was to provide:

- An assessment of the need for repair and rehabilitation of building systems and components;
- A strategic assessment of the current and long-range physical condition and remaining useful life of each component; and,
- Provide a forecast of capital replacement and repair recommendations and probable cost estimates.

The following assessment criteria have formed the basis for this Building Condition Assessment Report and the recommendations provided, herein: a visual walk-through assessment to ascertain the visible condition of readily accessible elements of the property, building, and related structures (unless specified otherwise); documentation and information provided by the Client or volunteered by a site representative at the time of our review; our knowledge of the construction industry, probable costs and generally accepted industry and engineering practices; and, our previous experience with similar buildings of this age, type and complexity.

## 1.1 METHODOLOGY

The scope of work for this Building Condition Assessment included the following:

- A review of available drawings, specifications, maintenance records and historical repair/replacement records;
- Visual audits of the building components to provide detailed information on the current age, condition and remaining service life of the building, equipment and components.
- Building inspections of the following areas for the purposes of obtaining an overall sense of the current condition of the major components as a whole:
  - Structural (foundations, exposed columns, beams, etc.).
  - Interior finishes (floors, walls and ceiling finishes, bath enclosures, etc.).
  - Building Envelope (exterior walls, windows, doors, roofing, etc.).
  - Life safety systems (fire alarms, detection, suppression systems, etc.).
  - Mechanical systems (plumbing, heating/cooling systems, exhaust systems, etc.).
  - Electrical systems (distribution, lighting, security systems, etc.).
  - Sitework (landscaping, parking, driveways, walkways, etc.).

Components have been categorized according to the Unifomat II classification system in general conformance with ASTM E-1557 – Standard Classification for Building Elements and Related Sitework. The level to which building components have been categorized is in accordance with the RFP requirements set by the Municipality.

The Building Condition Assessment was prepared utilizing the following recognized standards/systems:

- Ontario Building Code, Building Code Act – O. Reg. 332/12
- Occupational Health and Safety Act, amended 2011
- ANSI/ASHRAE/IES 90.1-2013
- ASTM E2018-08 – Standard Guide for Property Condition audits: Baseline Property Condition Audit Process.

In keeping with current industry standards, the BCA is solely based on a general visual walk through and a review of provided documentation and records. The study does not include such things as video inspections of underground services, design review, instrument testing, and thermography of the building envelope, fire life-safety systems testing, or any further invasive testing /exploration. A detailed review for compliance with National, Provincial and Municipal codes is not part of the scope of this assessment. Environmental issues are not part of this study. Environmental issues are not part of this study.

## 1.2 DESCRIPTION OF TERMS

The following is a list of some of the subjective terms used in this report to describe the observed condition of the various elements:

Condition Rating:	<p>Good Condition - The element has no visible reduction in anticipated performance and should remain serviceable during the term of this report, provided that proper service and maintenance are performed.</p> <p>Fair Condition - The element is in a condition which is typical of its age or, based on use or location has been exposed to duress which has reduced its typical service life expectancy. However, it may achieve its full-service life provided that proper service and maintenance are performed.</p> <p>Poor Condition - The element is nearing or at the end of its useful service life or, has been poorly maintained/serviced and should be replaced/repared in the near future.</p>
Age, In-Service Date:	<p>The Age or In-Service Date is the date of the component installation or in some cases the last known repair. Where an in-date is not available the date is estimated based on the condition of the component at the time of the site review.</p>
Estimated Useful Life (EUL):	<p>The estimated useful life is an estimate as to the duration of time between when a component is new and when it will require replacement or a major repair investment. Estimated life expectancies are based on manufacturers' recommendations and on our past experiences with the performance of similar buildings and construction. Actual service lives may be found to be longer than estimated, however it is recommended that funds be available for repair or replacement at the earliest time that failures are likely to occur.</p>
Current Replacement Value:	<p>The current replacement value is an estimated probable cost for the full replacement of a component. These cost projections are based on our experience with similar building systems and judgment of typical industry conditions, assuming a reasonable amount of routine service and preventative maintenance is conducted. The inclusion of current replacement costs is generally limited to items with a replacement or major repair value generally greater than \$500. Below that amount the item would be considered remedied within the operating and maintenance budget. Code compliance or public safety issues are not limited by their potential repair cost and will be included where appropriate.</p>

- Replacement Cost Date:** The replacement cost date is the estimated date that the component will require replacement. These cost projections and remaining service life forecasts referenced herein are based on adequate regular service and maintenance being performed as recommended by the manufacturers. Deferred maintenance could result in premature capital costs or premature failure requiring capital type expenditures.
- Intervention Year:** The Intervention Year is the estimated probable year that the next action is recommended for a component. Recommended interventions typically consist of either replacement, repairs, remediations, studies/further investigation or removals. The Intervention Year is estimated based on the current condition and known repair history of a component and it is assumed that adequate regular maintenance is being performed.
- Action Repeat Interval** The Action Repeat Interval is a number in years in which the recommended action is expected to occur as a regular cycle when it is different from the End of Life replacement cycle.
- Cost:** The cost is a probable cost estimate for the recommended intervention associated with a component. The estimate of probable costs for future repair and replacement work has been provided uninflated in 2023 dollars. No construction inflation rate has been applied.

## 2.0 | GENERAL DESCRIPTION



Situated at 7 Church Street, Ayr, the Queen Elizabeth Arena / Ayr Community Centre covers a total area of 13,500 sq.ft. Its construction dates back to around 1977. The primary flooring system of the building employs a poured concrete slab-on-grade. The walls are a combination of concrete block masonry and brick masonry. The building's roof consists of two main systems: one is a pitched roof section that is covered with lock seam sheet metal, and the other is a flat roof section that is built using a built-up roof assembly method. The building's perimeter features both vinyl framed windows and aluminum framed windows. The exterior doors include hollow core metal service doors, aluminum framed glazed doors, and overhead doors. Inside the building, various finishing materials are used, such as exposed concrete block, corrugated metal, wood paneling, rubber flooring, vinyl sheet flooring, terrazzo flooring, exposed concrete slab-on-grade, acoustic ceiling tiles, and painted drywall.

The building's domestic hot water needs are met by a trio of domestic hot water heaters. To provide forced air heating, five furnaces are strategically positioned within the building, working alongside galvanized steel air ducts. Additional heat is supplied by a range of unit heaters, including fan-forced electric heaters, electric baseboard heaters, and infrared tube heaters. Throughout the facility, exhaust fans are appropriately placed to expel stagnant air. For ventilation

and extra heating, there is a single makeup air handling unit. The ice rink is equipped with various pieces of mechanical apparatus to ensure smooth operations, including a chiller, a compressor, two primary rink pumps, a balance tank, and a cooling tower. A heat exchanger is also integrated to enhance overall system efficiency. For humidity regulation, the arena features a primary dehumidifier. The primary electrical distribution within the building is facilitated through an arrangement of transformers, disconnects, and distribution panels. To illuminate the interior of the facility, fluorescent fixtures and halogen hi-bay fixtures are employed. Exit signs and emergency lighting fixtures are strategically positioned throughout the building for safety purposes.

## 3.0 | A. SUBSTRUCTURE

### **A1010 - Standard Foundations - Concrete Foundations**

The building foundations are below grade and not visible for review. Based on the age and construction they are assumed to be cast-in-place concrete. No deficiencies were observed or reported that indicate issues with the foundations.

Overall Condition: Fair

### **A1030 - Slab on Grade - Arena Slab-on-grade**

The ice pad has a reinforced concrete slab-on-grade with embedded coolant piping. Minor surface cracking was noted on the top surface of the slab. No deficiencies were observed or reported that indicate any structural issues with the slab. The slab has exceeded its expected service life and it is reasonable to expect that major repairs will be required in the short term.

Overall Condition: Fair

### **A1030 - Slab on Grade - Floor Slab**

The building has a reinforced concrete slab-on-grade. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

## 4.0 | B. SHELL

### **B1020 - Roof Construction - Sloped Roofing Structure**

Pre-fabricated steel beam and column frames are installed. Perpendicular steel roof purlins on top of the steel beams support the insulation and standing seam metal roofing above the ice rink. Most of the purlins are concealed by ceiling finishes but are localized areas have flaking or damaged paint in the arena. No significant deficiencies were observed or reported at the time of the site review. An allowance is included for repainting the steel structure.

Overall Condition: Fair

### **B1020 - Roof Construction - Flat Roofing Structure**

The roofing superstructure for the hall are steel OWSJs which support the flat roof sections. The wall 8" standard concrete block wall support the roofing structure. No significant deficiencies were observed or reported at the time of the site review. Major repairs are not anticipated.

Overall Condition: Fair

### **B2012 - Masonry Cladding - Block Masonry Wall**

The bottom half of the exterior walls are concrete block masonry with an exterior coating. Deteriorated mortar joints including step cracking was noted as well as paint chipping. An allowance is included for repairing the damaged concrete block masonry and for repainting in the short term.

Overall Condition: Poor

### **B2013 - Metal Clad Exterior Walls - Metal Siding**

Prefinished metal vertical cladding is installed along the upper portion of the elevations. The metal finish is tired and weathered, localized damage and corrosion was observed. An allowance is included for localized repairs and complete re-coating of the metal siding.

Overall Condition: Poor

### **B2020 - Exterior Windows - Vinyl Framed Windows**

Single hung vinyl and aluminium framed exterior windows with sealed insulated glazing units are installed on the second floor. There is one horizontal sliding vinyl framed window in the 1st floor office. The windows are aged but remain functional. Damaged cap flashing was noted on the exterior, and most of the windows are difficult to operate. It is understood that they generally are not opened for any reason. An allowance is included for replacement of the windows.

Overall Condition: Poor

### **B2030 - Exterior Doors - Hollow Core Metal Doors**

Hollow metal doors in metal frames are positioned along the perimeter of the building. The exterior doors are a mixture of one (1) double and six (6) single doors with and without louvres within the doors. All exterior doors are OBC compliant with push ba No significant deficiencies were observed or reported at the time of the site review. The doors were recently replaced.

Overall Condition: Good

### **B2030 - Exterior Doors - Entrance vestibule**

The main entrance vestibule is a fully glazed aluminium window wall assembly with automatic sliding doors. No significant deficiencies were observed or reported at the time of the site review. The automatic openers were deactivated during the site review. An allowance is included for replacement of the doors and openers at the end of their expected service lives.

Overall Condition: Fair

### **B2040 - Industrial Doors - Overhead Doors**

There are two overhead doors within the building. There is an overhead door installed inside the building accessing the ice resurface room and the other provides exterior access to the ice resurfacing room. The doors have localized areas of surface corrosion along the hinges likely due to the high moisture content within the building. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

### **B3010 - Roof Coverings - Sloped Standing Seam Metal Roof**

The pitched roof above the rink is comprised of a standing seam metal roof. Access to the roof was not provided at the time of the site review, and it is not visible from grade. It is assumed that the roof is part of the original construction. No roof leaks were observed or reported at the time of the site review. The metal roof has exceeded it's expected service life, however it remains functional. An allowance is included for localized repairs and complete re-coating of the metal roof.

Overall Condition: Poor

### **B3011-A - Membrane Roofing - Built-up Roof Membrane**

There is a small area of flat roof with a built-up-roof membrane over the main entrance and the compressor room. Significant ponding and vegetation growth was noted during the site review. The built-up-roof has exceeded its expected service life. An allowance is included for replacement of the roof membrane in the short term.

Overall Condition: Poor

### **B3010 - Roof Coverings - Sloped Asphalt Shingles**

The roofing assembly above the 1977 addition of the hall and offices is comprised of sloped 3-tab asphalt shingles. No significant deficiencies were observed or reported at the time of the site review. An allowance is included for replacement of the shingles at the end of their expected service life.

Overall Condition: Fair

### **B3018 - Gutters And Downspouts - Metal Gutters & Centralized Drainage**

There are two (2) different rain water drainage systems implemented throughout building: Along the pitched roof sections, there are eaves troughs and downspouts that expel rain water from the roof level. The flat roof has centrally located area drains. It is recommended that the downspouts be redirected to expel the rain water away from the foundation. Regular maintenance, such as drain clean outs is recommended on an on-going basis.

Overall Condition: Fair

## 5.0 | C. INTERIORS

### **C1010 - Partitions - Interior Windows**

On the main floor and the second floor there are interior glazing units within the interior block walls composed of painted metal frames. The windows on the main floor are complete with retractable blinders. The interior glazing is used as a separation from the ice rinks while being able to view the ice surface without entering the arena. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

### **C1016 - Toilet Partitions - Toilet Partitions**

The toilet partitions throughout the interior are steel, baked enamel that appear to have been more recently updated. It was noted that there are limited provisions for accessibility any of the bathrooms or dressing rooms. No significant deficiencies were observed or reported at the time of the site review. An allowance is included for replacement of the stall partitions at the end of their expected service life.

Overall Condition: Fair

### **C1020 - Interior Doors - Hollow Metal Doors**

Throughout the interior is a mixture single and double doors, of insulated and hollow metal doors in metal frames. Some interior doors are equipped with viewing panes within the doors, while others are fire rated between 3/4hr to in compliance with the cu The doors to the mechanical room were replaced in 2018, and the doors in the main lobby were replaced in 2010. No significant deficiencies were observed or reported at the time of the site review. An allowance is included for replacement of the interior doors at the end of their expected service life.

Overall Condition: Fair

### **C1030 - Fittings - Millwork**

The interior is equipped with fixed casework and countertops in the hall kitchen. The millwork is dated, although still functional with some areas of localized wear and deterioration. An allowance is included for replacement of the millwork.

Overall Condition: Fair

### **C1030 - Fittings - Bleachers**

The bleachers for the ice rink are constructed of concrete with painted wood planks for seating. There is minor chipping in the concrete and wood planks. No significant deficiencies were observed or reported at the time of the site review. An allowance is included for repairs and refinishing of the bleachers at the end of their expected service life.

Overall Condition: Fair

### **C1030 - Fittings - Wooden Stage**

A wooden stage is installed in the hall on the second floor. The stage is accessed by wooden steps. No significant deficiencies were observed or reported at the time of the site review. An allowance is included for repairs and refinishing of the stage at the end of their expected service life.

Overall Condition: Fair

### **C20 - Stairs - Steel Staircases**

There are two (2) interior staircases providing access to the second floor which are comprised of steel with metal handrails. The south staircase next to the resurfacing room is topped with concrete risers. The north staircases providing access to the hall on the second floor is finished with rubber treads and a VCT landing. No significant deficiencies were observed or reported at the time of the site review. An allowance is included for repairs and refinishing of the stairs at the end of their expected service life.

Overall Condition: Fair

### **C20 - Stairs - Wood Staircases**

There are wood staircases that provide access to the hall and the washrooms. The stairs have vinyl treads. No significant deficiencies were observed or reported at the time of the site review. An allowance is included for repairs and refinishing of the stairs at the end of their expected service life.

Overall Condition: Fair

### **C3010 - Wall Finishes - Concrete Block & Drywall & Corrugated Metal**

The interior walls are comprised of painted concrete block walls, corrugated metal and drywall throughout. No significant deficiencies were observed or reported at the time of the site review. An allowance is included for repainting at regular intervals.

Overall Condition: Fair

### **C3010 - Wall Finishes - Wood Panelling**

Wood panelling is installed as a portion of the wall finish within the hall. No significant deficiencies were observed or reported at the time of the site review. An allowance is included for refinishing the wood panelling at regular intervals.

Overall Condition: Fair

### **C3020 - Floor Finishes - Rubber Flooring**

The main lobby, players bench areas and change rooms have a large-tiled rubber topping. The rubber flooring is wearing well for its age. An allowance is included for replacement of the flooring at the end of its expected service life.

Overall Condition: Fair

### **C3020 - Floor Finishes - Vinyl Sheet Flooring**

Vinyl sheet flooring is used within the viewing areas on the second floor. No significant deficiencies were observed or reported at the time of the site review. An allowance is included for replacement of the vinyl flooring at the end of its expected service life..

Overall Condition: Fair

### **C3020 - Floor Finishes - Terrazzo Flooring**

The hall on the second floor is finished with terrazzo flooring. No significant deficiencies were observed or reported at the time of the site review. An allowance is included for replacement of the terrazzo at the end of its expected service life..

Overall Condition: Fair

### **C3020 - Floor Finishes - Exposed Concrete**

Exposed concrete throughout the interior has been sealed and polished in the public spaces where visible. Minor surface cracking is apparent in the mechanical rooms and ice resurfacing room. No significant deficiencies were observed or reported at the time of the site review. An allowance is included for periodic repairs.

Overall Condition: Fair

### **C3030 - Ceiling Finishes - Acoustic Ceiling Tile**

Suspended, lay-in acoustic ceiling tiles are installed in the assembly hall, some washrooms and the office space. Ceiling tiles in the office and washroom are damaged and missing. The ceiling in the assembly space is new and in good condition. An allowance is included for replacement of the damaged ceiling in the short term.

Overall Condition: Poor

### **C3030 - Ceiling Finishes - Exposed Painted Concrete Floor Slab**

The ceiling finish of the hallways around the rink on the first floor are exposed painted concrete floor slabs. No significant deficiencies were observed or reported at the time of the site review. An allowance is included for regular repainting.

Overall Condition: Good

### **C3030 - Ceiling Finishes - Painted Gypsum Board**

The ceiling finish of several washrooms and areas throughout are painted gypsum board. No significant deficiencies were observed or reported at the time of the site review. An allowance is included for regular repairs and repainting.

Overall Condition: Good

## 6.0 | D. SERVICES

### **D1010 - Elevators & Lifts - Hydraulic Lift**

Access to the 2nd floor is provided by a manually operated hydraulic lift. No significant deficiencies were observed or reported at the time of the site review. An allowance is included for replacement of the hydraulic lift at the end of its expected service life.

Overall Condition: Fair

### **D2010 - Plumbing Fixtures - Water Closets & Lavatories**

The men's and ladies public washrooms are equipped with floor mounted, toilets. They are manufactured by American Standard and Crane Plumbing. The men's washroom typically has two (2) toilets, two (2) urinals and two (2) wall mounted lavatories. The women's washroom typically has three (3) toilets and two (2) wall mounted lavatories. No significant deficiencies were observed or reported at the time of the site review. An allowance is included for replacement of the fixtures at the end of their expected service lives.

Overall Condition: Fair

### **D2010 - Plumbing Fixtures - Water Closets, Lavatories & Showers**

There are a total of six (6) dressing rooms plus one (1) referee dressing room. Each dressing room has one (1) toilet, one (1) lavatory and one (1) shower with two (2) heads. Staff did not indicate any immediate needs to be addressed with respect to the functionality of the fixtures throughout all the dressing rooms within the arena, as some have been replaced and other have not. No significant deficiencies were observed or reported at the time of the site review. An allowance is included for replacement of the fixtures at the end of their expected service lives.

Overall Condition: Fair

### **D2010 - Plumbing Fixtures - Stainless Steel Sinks and faucets**

There is one (1) triple-basin stainless steel sink with two (2) separate faucets, one (1) double-basin stainless steel sink with one (1) faucet and one (1) single basin sink with one (1) faucet in the kitchen within Community Hall Kitchen. No significant deficiencies were observed or reported at the time of the site review. An allowance is included for replacement of the fixtures at the end of their expected service lives.

Overall Condition: Fair

### **D2010 - Plumbing Fixtures - Mop Sinks**

There is one (1) mop sink identified in one of the janitor supply closets on the first and second floor. No significant deficiencies were observed or reported at the time of the site review. An allowance is included for replacement of the fixtures at the end of their expected service lives.

Overall Condition: Fair

### **D2020 - Domestic Water Distribution - Domestic Water Piping**

The plumbing piping is copper and dates to the building's original year of construction. Based on age, a provision has been allocated for piping failures, which are known to generally occur, especially at pipe joints, with age.

Overall Condition: Fair

### **D2030 - Sanitary Waste - Sanitary Sewage Piping**

The sanitary sewage piping is PVC and dates to the building's original construction. Based on age, a provision has been allocated for sanitary piping failures, which are known to generally occur, especially at pipe joints, with age.

Overall Condition: Fair

### **D2095 - Domestic Water Heaters - Domestic Water Tank Heater**

2 electric domestic water tank heaters manufactured by Bradford White, rated for 4500w, 230.9L capacity. No significant deficiencies were observed or reported at the time of the site review. An allowance is included for replacement of the domestic water tank heaters at the end of their expected service life.

Overall Condition: Fair

### **D2095 - Domestic Water Heaters - Domestic Water Tank Heater**

Natural gas-fired domestic water tank heater manufactured by Rheem-Ruud, rated for 199,900 BTUH, 287.6L capacity. No significant deficiencies were observed or reported at the time of the site review. An allowance is included for replacement of the domestic water tank heater at the end of its expected service life.

Overall Condition: Fair

### **D2095 - Domestic Water Heaters - Domestic Water Tank Heater**

Natural gas-fired domestic water tank heater manufactured by Rheem-Ruud, rated for 199,900 BTUH, 287.6L capacity. No significant deficiencies were observed or reported at the time of the site review. An allowance is included for replacement of the domestic water tank heater at the end of its expected service life.

Overall Condition: Fair

### **D3023 - Furnaces - Forced Air Furnaces**

Natural gas-fired forced air furnaces manufactured by Luxaire rated for 120 MBH No significant deficiencies were observed or reported at the time of the site review. An allowance is included for replacement of the forced air furnaces at the end of their expected service life.

Overall Condition: Fair

### **D3041 - Air Distribution Systems - Air Ducts**

Metal ductwork (circular & rectangular) transfers conditioned air from the furnaces to various rooms and areas within the building. The metal ductwork is also connected to the exhaust fans within the interior. Minor impact damage was noted. No significant deficiencies were observed or reported at the time of the site review. An allowance is included for major repairs to the duct work as required.

Overall Condition: Fair

### **D3053 - Unit Heaters - Suspended unit heater**

Electric suspended unit heaters. No significant deficiencies were observed or reported at the time of the site review. The unit heaters are aged but remain functional for their limited use. An allowance is included for replacement of the heaters at the end of their expected service life.

Overall Condition: Fair

### **D3053 - Electric baseboard Heaters - Electric baseboard heater**

There are electric baseboard heaters in the office No significant deficiencies were observed or reported at the time of the site review. An allowance is included for replacement of the baseboard heaters at the end of their expected service life.

Overall Condition: Fair

### **D3053 - Unit Heaters - Unit Heater - 4**

Natural gas fired unit heater, suspended within the ice resurfacing room. No significant deficiencies were observed or reported at the time of the site review. An allowance is included for replacement of the unit heater at the end of its expected service life.

Overall Condition: Fair

### **D3057 - Radiant Heater Units - Infrared Tubed Unit Heaters**

Above the bleachers are two infrared, tubed unit heaters used to heat the spectators within the bleachers of the rink. No significant deficiencies were observed or reported at the time of the site review. An allowance is included for replacement of the tube heaters at the end of their expected service life.

Overall Condition: Good

### **D3045 - Exhaust Ventilation Systems - Exhaust Fans**

Electric exhaust fans for washrooms, dressing rooms and kitchen. No significant deficiencies were observed or reported at the time of the site review. An allowance is included for replacement of the exhaust fans at the end of their expected service life.

Overall Condition: Fair

### **D3092 - Special Humidity Control - Dehumidifier**

Dry Solutions Smart-dry 4000 dehumidifier No significant deficiencies were observed or reported at the time of the site review. An allowance is included for replacement of the dehumidifier at the end of its expected service life.

Overall Condition: Fair

### **D3058-D - Packaged AHU - Packaged Air Conditioning Condenser**

The furnaces are linked to a roof mounted packaged air conditioning condensing unit located on the roof. The unit is manufactured by ICP and rated for 177,000 BTUH. No significant deficiencies were observed or reported at the time of the site review. An allowance is included for replacement of the air conditioning unit at the end of its expected service life.

Overall Condition: Fair

### **D4090 - Other Fire Protection Systems - Fire Alarm System**

Mircom addressable fire alarm panel in the main electrical room. An annunciator panel is located in the entrance vestibule. No significant deficiencies were observed or reported at the time of the site review. An allowance is included for replacement of the fire alarm panel at the end of its expected service life.

Overall Condition: Fair

### **D5010 - Electrical Service & Distribution - Transformers**

Step-down transformer manufactured by Federal Pioneer with a capacity of 150 KVA No significant deficiencies were observed or reported at the time of the site review. An allowance is included for replacement of the transformer at the end of its expected service life.

Overall Condition: Fair

**D5010 - Electrical Service & Distribution - Electrical service panels, disconnect switches, timers, etc.**

There are fourteen heavy duty disconnect switches ranging from 30A-400A connected to a variety of distribution panels and HVAC equipment. No significant deficiencies were observed or reported at the time of the site review. An allowance is included for thermal scanning of the electrical components and for periodic replacement of devices.

Overall Condition: Fair

**D5022 - Lighting Equipment - Fluorescent Fixtures**

The lobby and dressing rooms have ceiling mounted, T8 fluorescent fixtures with acrylic and caged coverings. There are areas where the fixtures are recessed within the suspended, acoustic ceiling system. It is recommended to relamp the current fixtures with LED tubes to see a reduction in energy consumption and operating costs.

Overall Condition: Fair

**D5022 - Lighting Equipment - Halogen Hi-Bay Fixtures**

LED lighting in the ice rink No significant deficiencies were observed or reported at the time of the site review. An allowance is included for replacement of the lighting at the end of its expected service life.

Overall Condition: Good

**D5091 - Exit & Emergency Light Systems - Exit Sign, Emergency Light and Battery**

Battery operated emergency lights and illuminated exit signs It is recommended that the exit signs eventually be replaced with LED lamp fixtures.

Overall Condition: Fair

## 7.0 | F. SPECIAL CONSTRUCTION

### **F1042-A - Ice Skating Equipment - Heat Exchanger Plate**

Shell & tube heat exchanger plate The heat exchanger is nearing the end of its expected service life. Replacement is recommended in the short term at the same time as the rest of the ice plant equipment.

Overall Condition: Poor

### **F1042-A - Ice Skating Equipment - Chiller**

The chiller and piping within the ice making system appears to be original to the building construction. The chillers nearing the end of its expected service life. Replacement is recommended in the short term at the same time as the rest of the ice plant equipment.

Overall Condition: Poor

### **F1042-C - Ice Rink Refrigerant Compressors - Compressor**

Mycom reciprocating compressor with 75HP motor The compressor has exceeded its expected service life. Replacement is recommended in the short term at the same time as the rest of the ice plant equipment.

Overall Condition: Poor

### **F1042-F - Ice Rink Pumps - Brine Pumps**

2 HP brine pump manufactured by WEG The brine pump has exceeded its expected service life. Replacement is recommended in the short term at the same time as the rest of the ice plant equipment.

Overall Condition: Poor

### **F1042-A - Ice Skating Equipment - Ice Plant Controller**

Ice plant control panel manufactured by H&G Control Company. The controller has exceeded its expected service life. Replacement is recommended in the short term at the same time as the rest of the ice plant equipment.

Overall Condition: Poor

### **F1042-H - Ice Rink Condensers/Cooling Towers - Cooling Tower**

Cimco-Toromont cooling tower on the flat roof, installed on a steel frame. The steel frame is severely corroded and should be replaced. The cooling tower has exceeded its expected service life. Replacement is recommended in the short term at the same time as the rest of the ice plant equipment.

Overall Condition: Poor

## 8.0 | BUILDING SITEWORK

### **G2020 - Parking Lots - Asphalt paved parking area and drive lanes.**

Asphalt parking area and drive lane on the east side of the building. There is cracking, heaving and potholes in the asphalt paving. Repaving of the east lot is recommended in the short term.

Overall Condition: Fair

### **G2020 - Parking Lots - Asphalt paved parking area and drive lanes.**

Asphalt parking area and drive lane on the west side of the building. There is cracking was noted throughout the pavement. An allowance is included for replacement of the asphalt at the end of its expected service life.

Overall Condition: Fair

### **G2030 - Pedestrian Paving - Concrete Walkway**

There is a concrete walkway leading to the 3 entrance doors. Part of the walkways has been replaced previously. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

### **G2033 - Exterior Steps**

There is a steel staircase that provides direct access to the community room. The stairs are heavily corroded and are not anchored to the supporting concrete slab. An allowance is included for repairs, cleaning and repainting of the stairs in the short term.

Overall Condition: Poor

### **G4020 - Site Lighting - Parking Lot Lighting**

The exterior lighting consists of LED wall packs illuminating the front entrance and designated parking areas. No significant deficiencies were observed or reported at the time of the site review. An allowance is included for replacement of the exterior lighting at the end of its expected service life.

Overall Condition: Fair

## 9.0 | SUMMARY OF PROBABLE CAPITAL COSTS

Our opinion of probable costs for major repairs/replacements were estimated based on either a unit rate or lump sum basis and are intended only as an indication of the order of magnitude. The estimated probable costs for repair or replacement are also based on our judgment of typical expected service life and the estimated remaining service life of a component, assuming a reasonable amount of routine service and preventative maintenance is conducted. Establishing replacement, rehabilitation, or upgrade probable costs for various elements are based on several factors such as:

- Quantity of repair
- Accessibility and protection requirements
- Economies of scale
- Consultation with qualified contractors
- Availability of local qualified trade personnel
- Impact on local services, public access, and other disruptions.

A contingency amount should be added to all probable costs to allow for the following items:

- Variation in estimated unit prices due to competitive tender bidding;
- Additional work required to repair any hidden damage concealed by finishes; and,
- Consulting costs to prepare specifications or drawings for remedial work, tendering, contract administration and field review, permit fees as may be appropriate.

The probable estimated costs to remediate property deficiencies or normal replacement items as outlined in the Report do not necessarily reflect competitive market rates for any particular type of work identified. It is understood and assumed that this building will continue to be part of a professionally managed portfolio of properties. As such, well qualified maintenance staff would be available to perform many smaller repair / replacement tasks on an ongoing basis and to aid and oversee larger tasks where outside contractors are required.

Probable cost estimates provided are based on the expectation that experienced property management staff will obtain competitive pricing using a combination of both internal staff resources and outside contractors accounting for project specifics and economies of scale.

The probable costs provided are budget figures only, based on the current market conditions, are in present (2023) dollars and do not include for inflation. The actual costs of construction may vary considerably depending on the time of year when tendering is conducted, the actual detailed scope of work and the economic climate of the construction industry. As an example, the preparation of a probable cost estimate requires making a number of assumptions, such as:

- The means and methods of construction the contractor will employ;
- The cost and extent of labour;
- Equipment and materials the contractor will employ;
- Contractor's techniques in determining prices;
- Market conditions at the time; and
- Other factors over which Cion has no control.

The repair and replacement recommendations in this report may require a more detailed investigation prior to implementation, however, the short-term costs associated with the anticipated repair of the identified physical deficiencies and replacement of components, which may have exceeded their normal expected service life, based on our recommendations, are summarized in the table below.





## 10.0 | FACILITY CONDITION INDEX

The Facility Condition Index (FCI) is a standard facility management benchmark that is used to objectively assess the current and projected condition of a building asset. By definition, the FCI is defined as the ratio of required renewal cost to current building replacement value. Building condition is often defined in terms of the FCI as follows: (Good) 0 to 5 percent FCI, (Fair) 5 to 10 percent FCI (Poor) 10 to 30 percent FCI, (Critical) greater than 30 percent FCI. The purpose of the FCI is to provide a means for objective comparison of facility or building condition as well as allowing senior decision makers to understand building renewal funding needs and comparisons.

$$\text{FCI} = \frac{\text{Repair and Replacement of Deficiencies}}{\text{Current Replacement Value}}$$

Short Term Repair Cost (3 Year):	\$2,241,000.00
Approx. Building Replacement Cost:	\$7,919,000.00
<b>FCI:</b>	<b>28.3%</b>

### Cost per Square Foot per Year Analysis:

Year	Cost / Sq.ft
2024	\$ 8.18
2025	\$ 21.84
2026	\$ 0.38
2027	\$ 4.75
2028	\$ 2.27
2029	\$ -
2030	\$ 2.62
2031	\$ 0.37
2032	\$ 0.07
2033	\$ 0.99

We trust this report satisfies your immediate requirements. If you have any questions regarding the information in this report, please do not hesitate to contact this office.

Sincerely,

Prepared by:

Tara Valizadeh  
Project Coordinator  
E: [tara.valizadeh@cion.com](mailto:tara.valizadeh@cion.com)

C.c: Kelly Worden, Studio Manager

## 11.0 | REPORT LIMITATIONS

1. The site inspections are strictly visual in nature except where stated otherwise. No destructive testing or laboratory analysis is undertaken. Assumptions pertaining to a component's current condition and remaining service life are based upon the visual observations of those systems, structures and components exposed to view and apparent as of the day of the inspection. Deficiencies that exist but not recorded are not apparent given the limited level of the building condition assessment offered and commissioned. The building condition assessment does not eliminate uncertainty regarding the potential for existing or future costs, hazards or losses in connection with the property. This report is limited in scope to only those components which are specifically referenced. It is likely that conditions not uncovered by the building condition assessment exist which may affect the costs, timing or effectiveness of the recommendations detailed in the building condition assessment.

The review associated with the building condition assessment is limited to technical and construction items. Cion Corp. has not/will not conduct(ed) investigations into the nature and reasoning for the deficiencies found at the site and property whether visually inspected or of an inherent, hidden nature. As such, no legal survey, soil tests, assessment for environmental contaminants, engineering investigations, detailed quantity survey compilations, nor exhaustive physical examinations are made, nor are they within the Scope of the building condition assessment.

The inspections and reporting associated with the building condition assessment will not address environmental issues including, but not limited to, the existence, competence or performance of fuel storage tanks or the existence of asbestos, radon gas, lead paint, urea formaldehyde, toxic or flammable chemicals, water or airborne illness or disease.

2. Verification as to the accuracy or completeness of the drawings and information provided are not undertaken. Quantities were determined using the drawings except where otherwise noted or determined from the site inspections or from information provided by the Client. Cion Corp. relies upon the information (in terms of accuracy and completeness) provided by the client and/or its agents.
3. In the preparation of the building condition assessment, it is assumed that a normal level of maintenance outside of what is called for in the Building condition assessment will be undertaken.
4. This report is intended solely for the Client named. The material in it reflects Cion Corp. best judgement in light of the information available at the time of the building condition assessment.

It shall not be distributed without the knowledge and permission of Cion Corp. It shall not be relied upon for any other purpose than as agreed with the Client without the written consent of Cion Corp. It shall not be used or relied upon by any other person unless that person is specifically named in the proposal of offer of services submitted prior to the engagement. The client agrees to maintain the confidentiality of the report and reasonably protect the report from distribution to any other persons. If the client or its agent directly or

indirectly causes the report to be distributed to any other person, the client shall indemnify, defend, and hold Cion Corp. harmless against the claim of any third party.

It shall not be used to express or imply warranty as to the fitness (both physically and financially) of the property. No portion of this report may be used as a separate entity.

5. Cost estimates presented in the building condition assessment are based on estimated quantities and the Consultant's best judgement and experience with similar projects. The cost estimates are preliminary and meant as order of magnitude budget estimates only, and are subject to confirmation by competitive tendering and also subject to change and are dependent upon factors over which Cion Corp. has no control, including but not limited to: market conditions; contractor availability; methods and bidding practices; and the cost of labour, materials and equipment.
6. Any time frame given for undertaking future repair or replacement work represents a best guess opinion based upon the component's apparent condition and level of maintenance. Failure of the item or optimum repair/replacement times may occur sooner or later than shown in the building condition assessment.
7. Cion Corp. shall not be responsible for any consequential loss, injury or damages suffered by the Client including but not limited to loss of use and earnings.

In issuing the building condition assessment, the Consultant does not assume any of the duties or liabilities of the designers, builders or past or present owners of the subject property. Owners, prospective purchasers, tenants or others who use or rely on the contents of the report do so with the understanding as to the limitations of the documents reviewed, the general visual inspections undertaken and understand that the Consultant cannot be held liable for damages they may suffer in respect to the purchase, ownership or use of the subject property.

8. The total amount of all claims the Client or its agents may have against Cion Corp. under this engagement and all future engagements pertaining to updates to the building condition assessment, including but not limited to claims of negligence, negligent misrepresentation and breach of contract, shall be strictly limited to direct loss or damage arising from such breach of contract or such tort or such negligence and further, shall be strictly limited to the policy limits of the company's errors and omissions insurance policy.
9. The company assumes no liability whether in contract or in tort and including the negligence of the company for:
  1. The actual, alleged or threatened inhalations of, ingestion of, contact with, exposure to, existence of, growth or presence of; or
  2. Any costs or expenses incurred to prevent, respond to, test for, monitor, abate, mitigate, remove, clean-up, contain, remediate, treat, detoxify, neutralize, assess or otherwise deal with or dispose of; or

3. The actual or alleged failure to detect, report, test for, monitor, clean up, remove, contain, dispose of, treat, detoxify, neutralize, or in any way respond to, assess the effects of or advise of the existence of any fungi or any spores, mycotoxins, odours, or any other substances, products or by-products produced by, released by, or arising out of the current or past presence of fungi.

“Fungi” means any form of fungus, including but not limited to, yeast, mould, mildew, rust, smut or mushroom.

10. By engaging Cion to undertake the services as outlined in this report, the Municipality agrees to the above conditions.

In order to properly understand the suggestions, recommendations and opinions expressed in the Report, reference must be made to the Report in its entirety, including the RFP and its amendments.

**APPENDIX A |**

**ESTIMATED ANNUAL EXPENDITURE TABLE**

**APPENDIX B |**

**PHOTOGRAPHS**



