Project No. CA0053301.4756

FINAL PROPERTY CONDITION ASSESSMENT

CHESTERMERE REGIONAL RECREATION CENTRE
201 W CHESTERMERE DR
Chestermere, Alberta

AUGUST 28, 2025

Prepared For:

Chestermere Regional Community Association
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GENERAL DESCRIPTION

The property at 201 West Chestermere Drive in Chestermere includes a two-storey building with two arenas and a curling rink with a gross floor area of about 138,800 ft². The North Building known as the Blue Arena was constructed in 1982 and the ice and curling rink section, known as the White Arena, were open in 1985. An addition was constructed in the south end, known as the Red Arena, in 1999. The boards and ice were installed and open for use in 2004.

The main floor of the building houses the two hockey arenas, the curling rink with three sheets, an auditorium/gymnasium with a stage, two kitchen areas, a daycare room, changerooms, a multi-purpose room (MPP) and the seniors room (White Capper's area), public washrooms, a concession area, administration offices, ice plants, a Zamboni garage, and storage and service rooms.

The second floor of the building houses the curling lounge, a day care, board rooms, and the furnace room.

The structural frame of both building sections consists of structural steel-framework supporting a second floor suspended composite slabs and metal roof decks. The second floor slabs are composite slab (reinforced concrete poured on profiled metal deck), supported on open web steel joists, steel beams and columns.

The site includes an asphalt-paved parking lot on the east side. The parking lot is accessed by two driveways from Chestermere Drive W. On the south end of the site there is a playground and three baseball diamonds. The North side of the building includes a soccer field and corral for horse/rodeo events. The West side of the building includes two wood-framed storage sheds. The sheds are clad with vinyl siding and the roofs are covered with asphalt shingles. There are cast-in-place concrete walkways on the east side of the building near entrances.

The building is primarily clad with insulated metal siding panels. The windows are insulating glazing units (IGUs) set in prefinished aluminum frames. The front entrance includes two sliding doors with aluminum framed IGUs.

The Red Arena building section, not including the ice rink area, is sprinklered by a wet-pipe system.

The building is primarily heated by packaged rooftop units. The upper level of the Blue Arena and Auditorium are heated by natural gas-fired furnaces. There are ceiling hung natural gas-fired unit heaters in the White Arena and service rooms. Infared heaters are installed at the bleachers in the Red and Blue Arenas.

Domestic hot water for the Red Arena is provided by hot water heating boilers and stored in three domestic water storage tanks. Hot water for the Blue Arena is provided from two natural gas-fired domestic water tank heaters and two electrical wall mounted domestic water heaters.

Electricity is supplied to the building via a pad-mounted transformer located on the west side of the site. The main switchgear is located in the Red Arena ice plant and is rated at 1200A, 600/347V, 3 phase, 4 wire.

GENERAL CONDITIONS

MANDATE

This report was prepared at the request of Chestermere Recreation Centre as a capital plan of the property. Our review considers a 25-year capital renewal timeframe and a $2,500 capital threshold.

GENERAL CONDITION

The property is in serviceable overall condition. Building systems are adequately performing their intended functions. Some life cycle renewal projects can now be expected during the next 25 years.

CAPITAL RENEWAL HISTORY

The buildings vary in age and are between 21 and 43 years old, and many major repairs or replacements have not been required to date; however, certain system are due for replacement. Significant among these are:

- Replace Windows and Perimeter Sealants
- Replace Fire Alarm Panel and Some Devices
- Repair/Replace fire Protection Components
- Replace Storage Sheds Systems
- Replace Bollards Around Transformer
- Resurface Parking Lot Pavement
- Replace Original Concrete Walkways
- Replace Split System
- Replace Furnaces
- Replace Carrier Rooftop Units - 2000
- Replace Carrier Rooftop Units - 2005
- Replace Rheem and Trane Rooftop Units
- Replace MUA Units
- Replace Dehumidifier of 2005
- Replace Dehumidifier of 2012
- Replace Water Storage Tanks
- Replace DHW Storage Tank Heater - 2013
- Replace DHW Storage Tank Heater - 2021
- Replace Backflow Preventors
- Replace Original Electrical Distribution Panels and Disconnect Switches
- Hydraulic Lift Modernization - Blue Arena
- Upgrade Ventilation - Blue Arena Compressor Room
- Upgrade Ventilation - Red Arena Compressor Room
- Overhaul Ice Rink Circulation Pump
- Replace Ice Rink Cooling Tower
- Replace Ice Rink Equipment Compressors
- Replace Ice Rink Circulation Pumps - 2011 & 2015
- Replace Security System

The Expenditure Table which follows includes budgets for those systems that are likely to require renewal or capital repair.

HISTORY OF MAJOR REPAIRS

The base building components of the Blue Arena and White Arena's are currently 43 years old and the Red Arena is 26 years old. According to the Manager and Operations Manager, the following major repairs/replacements have been completed over the past few years:

- 2018: Gym floor was refurbished, sanded and repainted (cost unknown)

- 2019: Front entrance sliding doors were replaced (cost unknown)
- 2020: The ammonia detection system was upgraded (cost unknown)
- 2021: Replace Carrier RTU 115,000 Btu/Hr with a Carrier RTU 110,000 Btu/Hr that likely serves the SE interior spaces (cost unknown)
- 2021: Domestic water heater serving the undeveloped are was replaced (cost unknown)
- 2022: Gas-fired boiler for the Snow Melt System was replaced (cost unknown)
- 2024: Fire alarm panel replacement (cost unknown)
- 2025: Replace elevator serving the Red Arena (replacement undergoing) (cost unknown)
- 2025: Compressor 1 of Red Arena is being rebuilt during the time of the assessment (cost unknown)

STATUTORY COMPLIANCE OR IMMEDIATE LIFE SAFETY ISSUES

No immediate life safety or statutory compliance issues are identified.

LIFE CYCLE RENEWAL

A number of components/systems will reach the end of a normal service life within the term of this report. The following expenditure table includes budgets for those systems that are likely to require renewal or capital repair.

SALIENT MAINTENANCE/OPERATION RECOMMENDATION

- The sprinkler system and fire extinguishers are overdue for inspection.
- The wet chemical fixed fire protection extinguishing system protecting the stainless steel kitchen hood system of the north kitchen area are overdue for inspection.
- The professional power wash for the hood are overdue and required to be updated before using the kitchen appliance.
- No portable K-Type fire extinguisher was observed close to the Cooking appliance.
- Tilted metal bollards were observed around the transformer.
- The ceiling fan in the Auditorium kitchen was covered in dust and dirt.
- The BFP was last inspected by Sprouse in April, 2024 and overdue for inspection.
- Gutters and downspouts are dented and damaged at several locations.
- It was noted that items are being stored in the vicinity of electrical equipment. Items should be kept at least one metre away. We assume these deficiencies will be addressed as part of routine maintenance.

CLOSURE

No part of this report should be read in isolation. It is intended to be read only in its entirety including the Scope of Work and Limitations.

CAPITAL EXPENDITURES

The following table summarizes our opinion of reasonable budgets for the Capital expenditures identified in this report. Capital expenditures are defined as those that exceed an annual threshold of $2,500 per building, and are not carried out as part of repetitive maintenance programs. Deficiencies that can be remedied with routine maintenance or miscellaneous minor repairs, or minor conditions that generally do not present material physical deficiencies, have not been identified.

The budgets assume a prudent level of ongoing maintenance. Dollars shown are inflated, and include contingencies (typically 5 to 15%) and allowances for design/project management (5 to 15%), where relevant. Taxes are excluded.

Capital projects are classified as follows:

1 = Life Safety/Immediate Items
2 = Deferred Maintenance
3 = Normal/Life Cycle Renewal
4 = Mandatory Statutory Compliance
5 = Upgrades/Discretionary Items

The budgets provided are intended as order-of-magnitude advice only and should be considered Class D level or lower. For most projects, detailed engineering studies followed by a specification and tender process will be required to confirm budget allocations. Unless specifically identified, the budgets do not include allowances for cost escalation related to abatement or managing around designated substances such as ACMs, lead in mortar, mould, etc.

INFLATION RATE

This report uses an inflation rate of 4%. For many materials and components, the rate of inflation over the past few years was anomalously high due to global factors. Based on 2024 data, inflation rates are decreasing. Since this does not apply across all sectors, and since we cannot reasonably predict the evolution of the rate over the coming 30-year report term, we have used the current published 4-year average construction price inflation rate, which includes the years 2021-2024.

EXPENDITURE TABLE

ANNUAL BUDGETS

Item	Description	Class	Status	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
1	**Structure**													
1.1.1	Repair Cracking in Suspended Slab	3	Forecasted	$0	$104,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
1.1.2	Repair Zamboni Garage and Canopy Columns	3	Forecasted	$0	$0	$14,061	$0	$0	$0	$0	$0	$0	$0	$0
2	**Building Envelope**													
2.1.1	Repair Insulation and Vapour Retarder	3	Forecasted	$0	$7,644	$0	$0	$0	$0	$9,300	$0	$0	$0	$0
2.1.2	Replace Metal Panel Cladding	3	Forecasted	$0	$0	$0	$69,415	$0	$0	$0	$0	$0	$0	$0
2.2.1	Replace Exterior Windows	3	Forecasted	$0	$0	$0	$0	$0	$42,583	$0	$0	$0	$0	$0
2.3.1	Replace Exterior Overhead Doors	3	Forecasted	$0	$0	$13,628	$0	$0	$0	$0	$0	$0	$0	$0
2.4.1	Repair Roof Area 1	3	Forecasted	$0	$0	$616,026	$0	$0	$0	$0	$0	$0	$0	$0
2.4.2	Repair Roof Area 2	5	Forecasted	$0	$0	$0	$333,420	$0	$0	$0	$0	$0	$0	$0
2.4.3	Repair Roof Area 3	5	Forecasted	$0	$0	$0	$0	$283,709	$0	$0	$0	$0	$0	$0
3	**Fire Safety**													
3.2.1	Repair Allowance for Fire Protection Components	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$42,557
3.3.1	Upgrade Exit Signage	5	Forecasted	$0	$10,400	$0	$0	$0	$0	$0	$0	$0	$0	$0
4	**Finishes, Furniture and Equipment**													
4.1.1	Update Interior Finishes - Common Areas	3	Forecasted	$0	$0	$0	$42,700	$0	$0	$0	$0	$0	$0	$0
5	**Site**													
5.1.1	Replace Bollards Around Transformer	3	Forecasted	$0	$6,864	$0	$0	$0	$0	$0	$0	$0	$0	$0
5.1.2	Repair Chain Link Fencing	3	Forecasted	$0	$0	$0	$0	$0	$36,500	$0	$0	$0	$0	$0
5.1.3	Replace Playground Equipment	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$35,822
5.1.4	Replace Storage Shed Systems	3	Forecasted	$0	$0	$57,217	$0	$0	$0	$0	$0	$0	$0	$0
5.2.1	Replace Original Concrete Steps	3	Forecasted	$0	$0	$0	$11,249	$0	$0	$0	$0	$0	$0	$0
5.2.2	Resurface Parking Lot Pavement	3	Forecasted	$0	$0	$0	$172,036	$178,918	$186,130	$0	$0	$0	$0	$0
6	**HVAC**													
6.1.1	Replace Split System	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$34,504	$0	$0	$0
6.1.2	Replace Furnaces	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0	$49,104	$51,068
6.3.1	Replace Carrier Rooftop Units - 2000	3	Forecasted	$0	$0	$0	$0	$0	$0	$549,851	$0	$0	$0	$0
6.3.2	Replace Carrier Rooftop Units - 2005	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$154,848
6.3.3	Replace Rheem and Trane Units	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
6.4.1	Replace 2005 Dehumidifiers	3	Forecasted	$0	$0	$0	$0	$0	$20,987	$0	$0	$0	$0	$0
6.4.2	Replace 2012 Dehumidifiers	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
6.4.3	Replace MUA Units	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
6.7.1	Allowance for BAS Upgrades	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$14,802
7	**Plumbing**													
7.1.1	Replace Water Storage Tanks	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$29,016	$0	$0	$0
7.2.1	Replace DHW Storage Tank Heater - 2013	3	Forecasted	$0	$0	$0	$9,449	$0	$0	$0	$0	$0	$0	$0
7.2.2	Replace DHW Storage Tank Heater - 2021	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
7.3.1	Replace Backflow Preventors	3	Forecasted	$0	$0	$0	$0	$0	$12,379	$0	$0	$0	$0	$0
8	**Electrical**													
8.1.1	Replace Original Electrical Distribution Panel and Disconnect Switches	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$28,829	$0	$31,182	$0
9	**Conveyance**													
9.1.1	Hydraulic Lift Modernization - Blue Arena	3	Forecasted	$0	$0	$79,035	$0	$0	$0	$0	$0	$0	$0	$0
10	**Specialty Systems**													
10.1.1	Overhaul Ice Rink Circulation Pump - 1999	3	Forecasted	$0	$0	$5,624	$0	$0	$0	$0	$0	$0	$0	$0
10.1.2	Replace Ice Rink Cooling Towers	3	Forecasted	$0	$0	$146,779	$0	$0	$0	$0	$0	$0	$0	$0
10.1.3	Upgrade Ventilation - Blue Arena Compressor Room	4	Forecasted	$0	$0	$0	$56,933	$0	$0	$0	$0	$0	$0	$0
10.1.4	Upgrade Ventilation - Red Arena Compressor Room	4	Forecasted	$0	$0	$0	$56,933	$0	$0	$0	$0	$0	$0	$0
10.1.5	Replace Ice Rink Equipment Compressors	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$86,851	$0	$93,939	$0
10.1.6	Overhaul Ice Rink Circulation Pumps - 2011 & 2015	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$22,204
11	**Miscellaneous**													
11.1.1	Replace Security System	3	Forecasted	$0	$0	$0	$49,157	$0	$0	$0	$0	$0	$0	$0
Total				**$0**	**$128,908**	**$932,370**	**$801,292**	**$462,627**	**$298,579**	**$559,151**	**$179,200**	**$0**	**$174,225**	**$321,301**
$ / ft²				$0.00	$0.93	$6.72	$5.77	$3.33	$2.15	$4.03	$1.29	$0.00	$1.26	$2.31

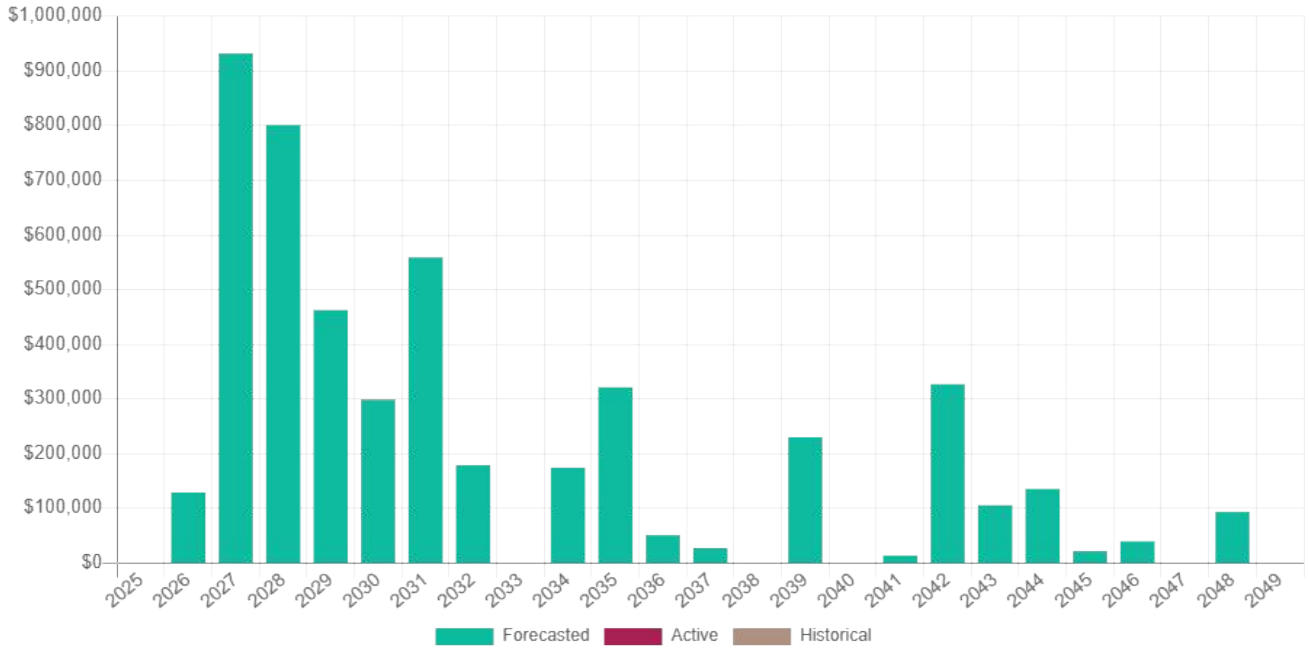
Item	Description	Class	Status	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
1	**Structure**													
1.1.1	Repair Cracking in Suspended Slab	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
1.1.2	Repair Zamboni Garage and Canopy Columns	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Item	Description	Class	Status	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
2	**Building Envelope**													
2.1.1	Repair Insulation and Vapour Retarder	3	Forecasted	$11,315	$0	$0	$0	$0	$13,766	$0	$0	$0	$0	$16,749
2.1.2	Replace Metal Panel Cladding	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2.2.1	Replace Exterior Windows	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2.3.1	Replace Exterior Overhead Doors	3	Forecasted	$0	$0	$0	$0	$0	$0	$24,544	$0	$0	$0	$0
2.4.1	Repair Roof Area 1	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2.4.2	Repair Roof Area 2	5	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2.4.3	Repair Roof Area 3	5	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
3	**Fire Safety**													
3.2.1	Repair Allowance for Fire Protection Components	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
3.3.1	Upgrade Exit Signage	5	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$22,788
4	**Finishes, Furniture and Equipment**													
4.1.1	Update Interior Finishes - Common Areas	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
5	**Site**													
5.1.1	Replace Bollards Around Transformer	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
5.1.2	Repair Chain Link Fencing	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
5.1.3	Replace Playground Equipment	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
5.1.4	Replace Storage Shed Systems	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
5.2.1	Replace Original Concrete Steps	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
5.2.2	Resurface Parking Lot Pavement	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
6	**HVAC**													
6.1.1	Replace Split System	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
6.1.2	Replace Furnaces	3	Forecasted	$26,556	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
6.3.1	Replace Carrier Rooftop Units - 2000	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
6.3.2	Replace Carrier Rooftop Units - 2005	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
6.3.3	Replace Rheem and Trane Units	3	Forecasted	$0	$0	$0	$0	$0	$0	$292,327	$0	$135,506	$0	$0
6.4.1	Replace 2005 Dehumidifiers	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
6.4.2	Replace 2012 Dehumidifiers	3	Forecasted	$0	$27,618	$0	$0	$0	$0	$0	$0	$0	$0	$0
6.4.3	Replace MUA Units	3	Forecasted	$0	$0	$0	$230,010	$0	$0	$0	$0	$0	$0	$0
6.7.1	Allowance for BAS Upgrades	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0	$21,911	$0
7	**Plumbing**													
7.1.1	Replace Water Storage Tanks	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
7.2.1	Replace DHW Storage Tank Heater - 2013	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$17,017	$0	$0	$0
7.2.2	Replace DHW Storage Tank Heater - 2021	3	Forecasted	$13,112	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
7.3.1	Replace Backflow Preventors	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
8	**Electrical**													
8.1.1	Replace Original Electrical Distribution Panel and Disconnect Switches	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
9	**Conveyance**													
9.1.1	Hydraulic Lift Modernization - Blue Arena	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
10	**Specialty Systems**													
10.1.1	Overhaul Ice Rink Circulation Pump - 1999	3	Forecasted	$0	$0	$0	$0	$0	$0	$10,129	$0	$0	$0	$0
10.1.2	Replace Ice Rink Cooling Towers	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
10.1.3	Upgrade Ventilation - Blue Arena Compressor Room	4	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
10.1.4	Upgrade Ventilation - Red Arena Compressor Room	4	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
10.1.5	Replace Ice Rink Equipment Compressors	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
10.1.6	Overhaul Ice Rink Circulation Pumps - 2011 & 2015	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
11	**Miscellaneous**													
11.1.1	Replace Security System	3	Forecasted	$0	$0	$0	$0	$0	$0	$0	$88,528	$0	$0	$0
Total				**$50,983**	**$27,618**	**$0**	**$230,010**	**$0**	**$13,766**	**$327,000**	**$105,545**	**$135,506**	**$21,911**	**$39,537**
$ / ft²				$0.37	$0.20	$0.00	$1.66	$0.00	$0.10	$2.36	$0.76	$0.98	$0.16	$0.28

Item	Description	Class	Status	2047	2048	2049
1	**Structure**					
1.1.1	Repair Cracking in Suspended Slab	3	Forecasted	$0	$0	$0
1.1.2	Repair Zamboni Garage and Canopy Columns	3	Forecasted	$0	$0	$0
2	**Building Envelope**					
2.1.1	Repair Insulation and Vapour Retarder	3	Forecasted	$0	$0	$0
2.1.2	Replace Metal Panel Cladding	3	Forecasted	$0	$0	$0
2.2.1	Replace Exterior Windows	3	Forecasted	$0	$0	$0
2.3.1	Replace Exterior Overhead Doors	3	Forecasted	$0	$0	$0
2.4.1	Repair Roof Area 1	3	Forecasted	$0	$0	$0
2.4.2	Repair Roof Area 2	5	Forecasted	$0	$0	$0
2.4.3	Repair Roof Area 3	5	Forecasted	$0	$0	$0
3	**Fire Safety**					
3.2.1	Repair Allowance for Fire Protection Components	3	Forecasted	$0	$0	$0
3.3.1	Upgrade Exit Signage	5	Forecasted	$0	$0	$0

Item	Description	Class	Status	2047	2048	2049
4	**Finishes, Furniture and Equipment**					
4.1.1	Update Interior Finishes - Common Areas	3	Forecasted	$0	$93,561	$0
5	**Site**					
5.1.1	Replace Bollards Around Transformer	3	Forecasted	$0	$0	$0
5.1.2	Repair Chain Link Fencing	3	Forecasted	$0	$0	$0
5.1.3	Replace Playground Equipment	3	Forecasted	$0	$0	$0
5.1.4	Replace Storage Shed Systems	3	Forecasted	$0	$0	$0
5.2.1	Replace Original Concrete Steps	3	Forecasted	$0	$0	$0
5.2.2	Resurface Parking Lot Pavement	3	Forecasted	$0	$0	$0
6	**HVAC**					
6.1.1	Replace Split System	3	Forecasted	$0	$0	$0
6.1.2	Replace Furnaces	3	Forecasted	$0	$0	$0
6.3.1	Replace Carrier Rooftop Units - 2000	3	Forecasted	$0	$0	$0
6.3.2	Replace Carrier Rooftop Units - 2005	3	Forecasted	$0	$0	$0
6.3.3	Replace Rheem and Trane Units	3	Forecasted	$0	$0	$0
6.4.1	Replace 2005 Dehumidifiers	3	Forecasted	$0	$0	$0
6.4.2	Replace 2012 Dehumidifiers	3	Forecasted	$0	$0	$0
6.4.3	Replace MUA Units	3	Forecasted	$0	$0	$0
6.7.1	Allowance for BAS Upgrades	3	Forecasted	$0	$0	$0
7	**Plumbing**					
7.1.1	Replace Water Storage Tanks	3	Forecasted	$0	$0	$0
7.2.1	Replace DHW Storage Tank Heater - 2013	3	Forecasted	$0	$0	$0
7.2.2	Replace DHW Storage Tank Heater - 2021	3	Forecasted	$0	$0	$0
7.3.1	Replace Backflow Preventors	3	Forecasted	$0	$0	$0
8	**Electrical**					
8.1.1	Replace Original Electrical Distribution Panel and Disconnect Switches	3	Forecasted	$0	$0	$0
9	**Conveyance**					
9.1.1	Hydraulic Lift Modernization - Blue Arena	3	Forecasted	$0	$0	$0
10	**Specialty Systems**					
10.1.1	Overhaul Ice Rink Circulation Pump - 1999	3	Forecasted	$0	$0	$0
10.1.2	Replace Ice Rink Cooling Towers	3	Forecasted	$0	$0	$0
10.1.3	Upgrade Ventilation - Blue Arena Compressor Room	4	Forecasted	$0	$0	$0
10.1.4	Upgrade Ventilation - Red Arena Compressor Room	4	Forecasted	$0	$0	$0
10.1.5	Replace Ice Rink Equipment Compressors	3	Forecasted	$0	$0	$0
10.1.6	Overhaul Ice Rink Circulation Pumps - 2011 & 2015	3	Forecasted	$0	$0	$0
11	**Miscellaneous**					
11.1.1	Replace Security System	3	Forecasted	$0	$0	$0
Total				**$0**	**$93,561**	**$0**
$ / ft²				$0.00	$0.67	$0.00

GRAPH-TOTAL EXPENDITURES



COMPONENT ASSESSMENT

1. STRUCTURE

1.1 STRUCTURAL FRAME

Description:

The structural frame of both building sections consists of structural steel-framework supporting a second floor suspended composite slabs and metal roof decks. The second floor slabs are composite slab (reinforced concrete poured on profiled metal deck), supported on open web steel joists, steel beams and columns.

There is a steel framed canopy supported on prefinished structural steel columns and concrete piles at the main entrance.

The main floor slabs are concrete slab-on-grade. The below-grade foundations are reportedly cast-in-place concrete piles and grade beams.

There are structural steel equipment supports/platforms in the Blue and Red Arenas.

Condition / Recommendation:

Most of the slabs-on-grade are concealed by materials, equipment, and/or floor coverings.

The floor slab on the second floor on the undeveloped area had several cracks and displacement. Area of cracking were also observed on the 2nd floor slab of the boxing gym. According to the Operations Manager the slabs have been reviewed by a structural engineer and are currently being monitored for further movement. No engineering report was available for review. We recommend following up with the recommendation of the structural review. We have included a project for the repairs; however, it will vary based on the structural review study findings. During our follow-up site visit dated August 15, 2025, we were informed that the permit request is in progress.

The concrete slab-on-grade in the Zamboni garage was observed to be deteriorated from the wheels of the equipment. Rubber panels were installed on some of the affected areas; however, repairs are required. The base of the canopy columns and the columns supports were noted to have rust and spalling concrete. A repair project is included for the repairs to the concrete slab-on-grade surface in the Zamboni garage and canopy columns.

1.1.1 Repair Cracking in Suspended Slab

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$100,000	$104,000	2026	N/A	One time	3	Forecasted

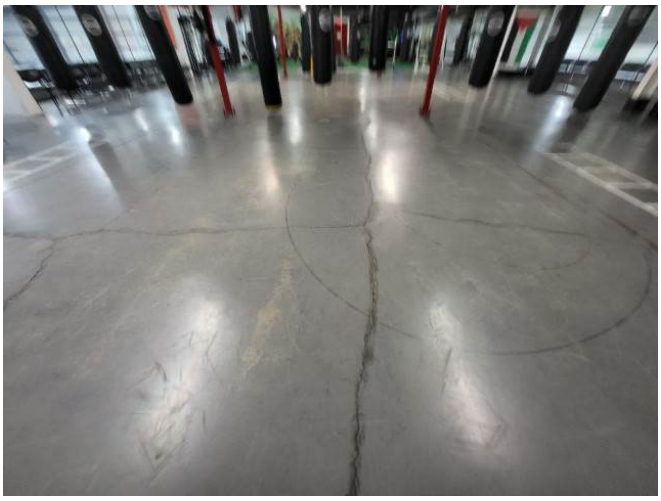
1.1.2 Repair Zamboni Garage and Canopy Columns

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$13,000	$14,061	2027	50	Recurring	3	Forecasted

Photos:

Typical Structure

Cracking and Displacement in the 2nd Floor Slab of Undeveloped Area



Cracking in the 2nd Floor Boxing Gym Slab

Zamboni Slab on Grade Covered with Rubber Panels (Small)

Deteriorated Slab on Grade in Zamboni Garage (Small)

Corroded and Deteriorated Base of the Canopy Columns and the Columns Supports

2.1 WALLS

Description:

The exterior walls are clad with prefinished metal wall panels. The interior of the ice pad areas is insulated with fibreglass blanket faced with a reinforced polypropylene/polyester laminated vapor retarder. Concrete Masonry Unit (CMU) wall observed in certain locations backing the metal wall panels.

Condition / Recommendation:

The Operations Manager indicated that there are no current reports of water leakage through the exterior walls. It is understood the Blue Arena building section was re-clad in 2000 during the construction of the Red Arena.

We noted some damaged insulation and vapour retarder on the interior from pucks and impact. Repair of the damaged insulation and vapour retarder is recommended in the early stages of the report term to maintain the integrity of the building envelope. Repair materials should be reinforced and flame resistant to match the existing vapour retarder ratings.

We noted no widespread deterioration in the wall areas reviewed. The base of the cladding along the south elevation has some rust and early signs of corrosion. There are some sections of dented cladding along the south and east elevations, likely from vehicular impact damage or sports ball impact.

The wall cladding vary in age between 21 and 43 years old. The typical service life of metal wall panels range from 35-40 years and beyond, depending on maintenance practices and weather exposure. A repair/replacement budget has been included for 10% of the wall panels.

2.1.1 Repair Insulation and Vapour Retarder

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$7,350	$7,644	2026	5	Recurring	3	Forecasted

2.1.2 Replace Metal Panel Cladding

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$61,710	$69,415	2028	N/A	One time	3	Forecasted

Photos:

East Elevation

North Elevation

South Elevation

West Elevation

Corroded Metal Panel Cladding - South Elevation

Dented Cladding - South Elevation

2.2 WINDOWS

Description:

Exterior windows consist of fixed, insulating glazing units (IGUs) set in pre-finished aluminum frames. Where checked, the upper windows at the south end were date stamped 2006.

Sealant is installed at window and door perimeters, and around penetrations on exterior walls.

Condition / Recommendation:

The Operations Manager indicated that there are no reports of water leakage through the windows and we noted no evidence of water leakage in the areas reviewed. The windows are generally original to the construction of their respective building section.

The window systems vary in age from about 19 and 40 years old. The typical service life of a similar window system is about 30 years, depending on maintenance practices and weather exposure. A replacement budget has been included.

Sealants are presumed to be original to the construction of their respective building section, generally debonded and split. Replacement is recommended to prevent leaks and related damage. Sealant replacement is expected to be handled at a cost below the threshold of this report.

During our follow-up site visit dated August 15, 2025, window sealants were observed to have been replaced along the sills of the main level windows.

Some amount of IGU replacements should be expected on an annual basis, but based on the current reported replacement requirements, we assume window unit replacement will be managed from operating funds rather than capital, so no budgets are included.

2.2.1 Replace Exterior Windows

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$35,000	$42,583	2030	30	Recurring	3	Forecasted

Photos:

Window System

Aug 15_Window Sill Sealant Replaced

2.3 EXTERIOR DOORS

Description:

Exterior doors include the following:

- Main Entrance: power-operated sliding glass doors, installed in a vestibule configuration, set in prefinished aluminum frames.

- Blue Arena Entrance: prefinished hollow metal with glazing inserts.

- Service rooms and fire exits: prefinished hollow metal set in aluminum frames.

- West Side: manually-operated sectional metal overhead doors at the rink entrances.

- Whitecapper's Entrance: fully glazed aluminum framed doors on the south and east elevations.

History of Repairs:

2019 : Front entrance sliding doors were replaced and one (1) exterior door replaced in the gymnasium (cost unknown)

Condition / Recommendation:

We noted no major problems with the doors that we checked, and the Operations Manager reported no major concerns. The aluminum sliding entrance doors were replaced in 2019.

Most of the exterior doors are expected to be repaired or replaced on an as-needed basis as a maintenance expense. Based on age and reported condition, we have included a budget to replace the overhead doors within the report term.

2.3.1 Replace Exterior Overhead Doors

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$12,600	$13,628	2027	15	Recurring	3	Forecasted

Photos:

Typical Exterior Door

2.4 ROOFING

Description:

The roof is a low-slope standing seam metal roof system and roof areas are divided into three roof areas to match the areas identified in the Roof Inspection Report conducted by Tremco Roofing & Building Maintenance.

Roof Area 1: South roof: Mostly atop Red Arena, boxing gym, lobby and offices.

Roof Area 2: Blue Arena.

Roof Area 3: Gymnasium, Curling Arena, main floor lobby and daycare.

The roof systems are insulated with back packed roof insulation, inserted over the purlins.

The roofs slope to drain and include perimeter gutters, downspouts and a trench drain between the two roof assemblies that is lined with a PVC or a single ply liner membrane. Drainage typically discharges onto grade level.

Condition / Recommendation:

The Operations Manager indicated there are several roof leaks in the gymnasium and throughout the building. There was a repair attempt that did not fix the leaks.

It was reported by the General Manager that a condition assessment of the roofing systems was conducted by Tremco Roofing & Building Maintenance in August of 2019.

According to the report by Tremco Roofing & Building Maintenance, the roofs are in fair condition with sections of missing or deteriorated sealant, mainly around penetrations, and loose fasteners. The report recommends the roofs be repaired and refurbished by:

- Securing fasteners with caulking.

- Re-caulk/seal all pipe collars.

- Cap off obsolete units with metal caps.

- Clear debris from gutters and check liner for defects.

Budgets for this work have been included in the report term.

Repair of loose fasteners on the south roof are included in the budgets and are recommended to be completed immediately to prevent more leak damage.

2.4.1 Repair Roof Area 1

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$569,551	$616,026	2027	25	Recurring	3	Forecasted

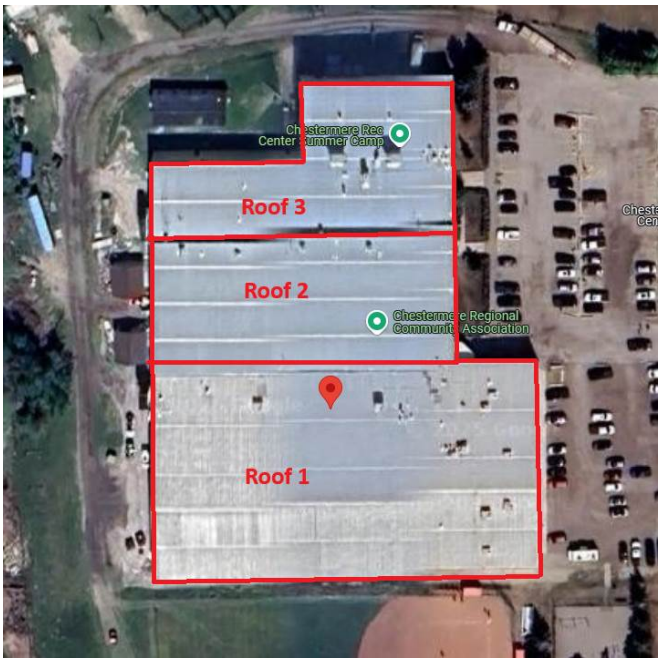
2.4.2 Repair Roof Area 2

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$296,409	$333,420	2028	25	Recurring	5	Forecasted

2.4.3 Repair Roof Area 3

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$242,516	$283,709	2029	25	Recurring	5	Forecasted

Photos:



Roof Areas

View of Roof System

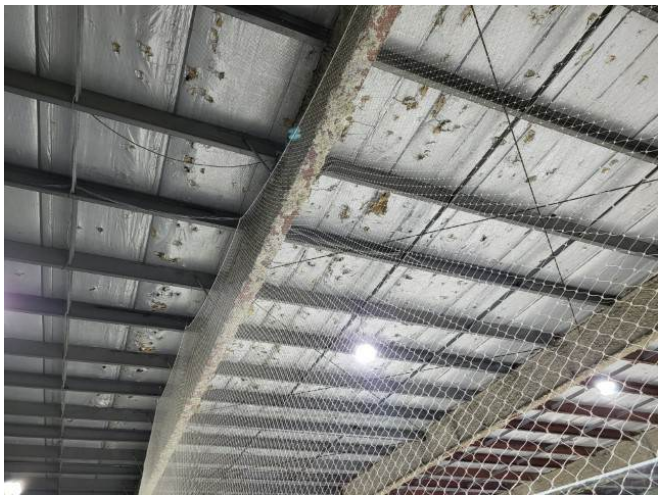
Roof Drain Trench

Roofing Backpacked Insulation

Deteriorated Roof Repairs - Fasteners

Debonded Roof Repairs

Debonded Roof Repairs Near Ribs



Damaged Roofing Backpacked Insulation - Red Arena

3.1 DETECTION/ALARM

Description:

The building has a single-stage fire alarm system. The fire alarm panel is manufactured by Simplex (model: 4007 - ES). The control panel is located in the entrance vestibule of the Red Arena.

The fire alarm system monitors smoke and heat detectors located throughout the building sections, supervised valves in the suppression system, and manual pull stations at required exits.

According to the annual inspection report, the panel has about 95 devices connected to the system.

History of Repairs:

2024: Fire alarm panel replacement

Condition / Recommendation:

According to the Operations Manager, there have been no major issues with the system. The fire alarm control panel was replaced in 2024.

No information is available if the annual inspection of the fire alarm panel is due. The fire alarm panel should be inspected annually.

Minor repairs to the fire alarm system, as identified by ongoing inspections, are expected to be completed as part of regular maintenance.

Photos:

Fire Alrm Control Panel

3.2 SUPPRESSION

Description:

The Red Arena building section, excluding the ice rink area and Zamboni Garage, is fully sprinklered by a wet sprinkler system. The main sprinkler valves are located in the sprinkler room at the northeast corner of the MPP room.

A combined incoming water services splits to supply the domestic and fire suppression systems. The fire line is equipped with a backflow prevention device.

A fire department connection is located on the east wall south of the main entrance. There is a fire hydrant located within the site on the east side of the building in the parking lot.

The north kitchen area has a wet chemical fixed fire protection extinguishing system protecting the stainless steel kitchen hood system.

Portable fire extinguishers are located throughout the building at service rooms and building exits.

Condition / Recommendation:

The Operations Manager reports no major concerns with the suppression systems. The sprinkler system was last inspected by Sprouse Fire and Safety in April of 2024 and overdue for inspection. The fire extinguishers were last inspected in February of 2024 and are overdue for inspection.

The wet chemical fixed fire protection extinguishing system protecting the stainless steel kitchen hood system of the north kitchen area was last inspected in 2006 and overdue for inspection and no portable K-Type fire extinguisher was observed close to the Cooking appliance. In addition, the professional power wash for the hood was last conducted in September 2015. Inspection and professional power wash are overdue and required to be updated before using the kitchen appliance.

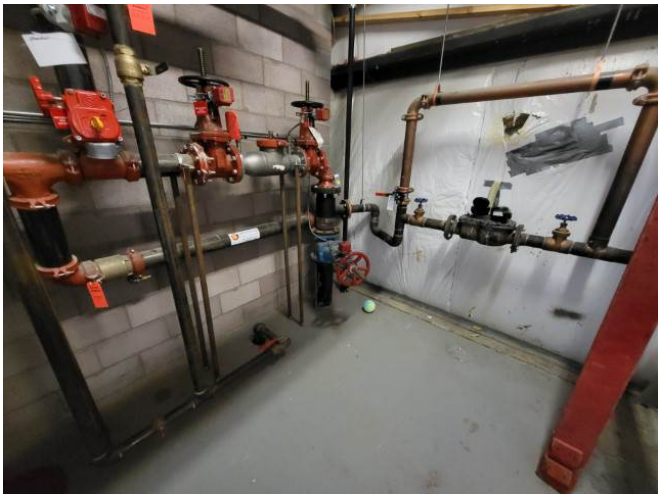
Based on the apparent age of the system and the absence of major problems reported to us, no capital expenditures are expected. Cost of annual inspection of the fire protection systems can be included as a part of maintenance work.

Repairs/replacement to some individual components of the sprinkler system should be expected (e.g. valves, piping, sprinkler heads, etc.). An allowance has been included for repairs/replacement for the fire protection systems.

3.2.1 Repair Allowance for Fire Protection Components

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$28,750	$42,557	2035	30	One time	3	Forecasted

Photos:



Sprinkler Risers

Typical Fire Extinguisher

Kithen Hood

Sprinkler System - Overdue for Inspection

Fire Extinguishers - Overdue for Inspection

Chemical suppression System - Overdue

Kitchen Hood Professional Power Wash - Overdue

3.3 EMERGENCY POWER

Description:

Emergency lighting in the corridors and common areas is provided by individual battery-powered emergency light fixtures. Illuminated exit signs are provided throughout the building sections.

Condition / Recommendation:

Individual replacement of emergency lighting and exit signage is expected to fall below the cost threshold. No major capital expenditures are anticipated within the report term.

A budget has been provided to upgrade the exit signage to "green running man" pictogram throughout the building.

3.3.1 Upgrade Exit Signage

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$10,000	$10,400	2026	20	Recurring	5	Forecasted

Photos:

Typical Emergency Lighting and Exit Sign

4.1 COMMON AREAS

Description:

Common Areas are finished as follows:

- Lobbies: Ceramic tile flooring, suspended T-bar grid ceilings with in-laid acoustic tiles (ACT), painted gypsum board and CMU walls, and painted steel framed interior windows at office areas.

- Changeroom Corridor: rubber flooring painted CMU, and ACT.

- Changerooms: rubber flooring, painted CMU walls, painted gypsum board ceilings, painted wood benches.

- Changeroom Washrooms: ceramic tile showers,

- Whitecapper's Washrooms: vinyl flooring, laminated wood counters, painted CMU walls, metal partitions.

- Main lobby washrooms: vinyl tile flooring, laminated wood vanity, painted CMU, metal partitions, ACT.

- Whitecapper's: Kitchen: wood cabinets with stainless steel countertops, commercial dishwasher (Manufactured by Ecolab), commercial refrigerator.

- Acoustic panel divider wall at White Cappers and MPP room.

- MPP room: wood flooring, metal folder screen at kitchen window, wood framed countertop, commercial stainless steel sink, vinyl tile flooring, ACT, 2 residential-grade stoves and hood fans, grease trap under sink.

- Auditorium: wood floor, painted walls, exposed ceiling, wood-framed stage with theatre curtains and stage lighting.

- Curling Lounge: vinyl flooring, ACT, painted gypsum, ceramic tile floor in bar area, stainless steel counters , rolling security shutter.

- Residential grade washer and dryer in Blue arena water meter room.

History of Repairs:

2018: Gym floor was refurbished, sanded and repainted (cost unknown)

Condition / Recommendation:

The common area finishes are in good condition. We did note cracked and damaged ceramic tiles in some of the change room showers and assume these repairs will be funded from annual maintenance budgets.

Based on age and general wear and tear, a periodic allowance for general restoration and updating of interior finishes is provided in the report term.

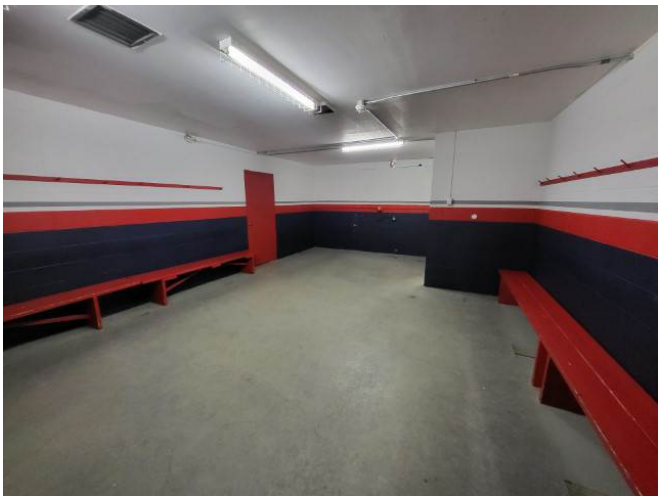
4.1.1 Update Interior Finishes - Common Areas

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$37,960	$42,700	2028	20	Recurring	3	Forecasted

Photos:

Cracked and Damaged Ceramic Tiles

Main Entrance Lobby



Change Room

4.2 RINKS

Description:

The Red and Blue rinks include:
- galvanized steel or prefinished steel-framed dasherboards
- safety glass and mesh netting above dasherboards
- painted concrete floors with wood boardwalks and rubber flooring
- painted wood frames bleachers
- chain-link fence at rink perimeter
- overhead fire door to white arena

The White rink includes:
- steel-framed dasherboards with glass on top.
- painted wood benches on steel supports

Condition / Recommendation:

According to the General Manager some of the dasherboards at the Blue rink were replaced. The steel frame was noted to be rusting and showing signs of corrosion. It is recommended that the Blue rink dasherboard frame be cleaned and painted by a corrosion protective paint to potentially extend its life. The costs for this work are expected to be handled from the operating budget.

During our follow-up site visit dated August 15, 2025, the safety netting in the Red Arena had been replaced.

Photos:

Corrosion on Dashboards - Blue Arena

5.1 SITE FEATURES

Description:

The site features include:

- large mature trees throughout the perimeter.

- chain link fencing along site boundary and around the playground.

- metal railing leading to the main entrance.

- a soccer field at the northeast corner.

- metal railing leading to the main entrance.

- three baseball diamonds at the southwest corner that include chain link backstops, red shale, metal benches and wood framed dugouts.

- a playground with metal playground equipment and gravel ground covering.

- two wood-framed storage sheds on the west side of the building that are clad with metal siding and have asphalt-shingled roofs. Painted wood man doors and metal sectional overhead doors. The sheds also include prefinished metal gutters and downspouts.

- two metal flagpoles at the northeast corner of the building.

- precast concrete jersey barriers in the east parking lot.

- metal bollards surrounding the transformer.

A modular building was observed adjacent to the northwest corner of the building. We were advised that this building will be removed shortly after the site visit.

Condition / Recommendation:

Site features generally appear well-maintained.

The storage sheds were noted to be deteriorated. Asphalt shingles was deteriorated, overhangs soffit was missing, and metal cladding was dislodged, had impact damage at sections. Wood man doors are damaged.

Replacement of the wood man doors and repairs to damaged cladding is recommended in the early stages of the report term . The shed structures are expected to remain serviceable for the duration of the report term; however, maintenance is recommended within the term of the report at a cost below the threshold.

Damaged areas were observed on the chain link fencing. A budget for repairs is included in the report.

Tilted metal bollards were observed around the transformer. This is considered a hazard. Bollards should be replaced/reinstalled as soon as possible to prevent electrical shock or damage to the transformer.
Based on age and observed conditions, no capital expenditures related to the majority of the site features is expected within the report term.

5.1.1 Replace Bollards Around Transformer

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$6,600	$6,864	2026	40	One time	3	Forecasted

5.1.2 Repair Chain Link Fencing

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$30,000	$36,500	2030	40	One time	3	Forecasted

5.1.3 Replace Playground Equipment

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$24,200	$35,822	2035	20	One time	3	Forecasted

5.1.4 Replace Storage Shed Systems

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$52,900	$57,217	2027	25	One time	3	Forecasted

Photos:

Chain Link Fencing and Gates

Metal Railing - Main Entrance

Play Ground

Storage Shed - West

Damaged Chain Link Fencing - West

Damaged Chain Link Fencing - North

Corroded Railing - Entrance

Storage Shed - Damaged Wall Metal Cladding

Storage Shed - Dislodged Wall Metal Cladding

Storage Shed - Deteriorated Man Door

Storage Shed - Roof

Storage Shed - Missing Overhangs Soffit

Pad Mounted Transformer - Tilted Bollards

Aug 15_Railing Secured in Concrete

Aug 15_ Railing Embedded in Concrete_Corrosion Present

5.2 PAVING

Description:

The site is accessed via two driveways from West Chestermere Drive. There is an asphalt-paved parking lot on the east side of the site.

A gravel driveway extends along the north and west sides of the building to provide access from the parking lot to the overhead service doors and storage sheds.

The west side of the building is asphalt-paved.

There are cast-in-place concrete walkways along the east side of the building. There are cast-in-place concrete steps at the Blue Arena entrance. The stairs include prefinished metal railings. Cast-in-place concrete pads are provided at exits along the north, west and east sides of the building and below the electrical transformer. There are also unit brick paved pads at the exits along the north end of the building.

Condition / Recommendation:

The pavement was generally snow and ice covered at the time of our site visit. The exposed areas showed longitudinal cracks and closely-spaced ("alligator") cracks, mainly in driving lanes.

The Operations Manager reported the asphalt may have been poured over dirt or grass and not a proper sub-base. The drainage issues were reported, by the General Manager, to have been been repaired in 2017.

Based on age and reported conditions, replacement of the asphalt parking lot including sub-base is recommended in the early stages of the report term. Budgets for this work have been provided.

The concrete walkways were generally level. The concrete steps had chipped concrete at the corner of the stairs and signs of deterioration.

Based on age and observed conditions, replacement of the original concrete at the Blue Arena entrance is expected within the report term. Budgets for replacement have been provided. Localized repair of the remaining concrete and unit pavers is expected to be handled as part of the operating budget.

During our follow-up site visit dated August 15, 2025 the following observations were made:

- A U-shaped asphalt paved drive lane was completed connecting entrances to the parking lot and the front of the building.

- Replaced concrete sidewalk in front of Blue Arena.

- Loose railing was repaired by embedding it in the concrete. and not loose anymore. However, corrosion and deterioration was not addressed. Repairs are expected in the short term.

- A curb was added around a fire hydrant near the front entrance.

- Concrete pedestals around HSS columns at the front entrance were repaired.

5.2.1 Replace Original Concrete Steps

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$10,000	$11,249	2028	30	Recurring	3	Forecasted

5.2.2 Resurface Parking Lot Pavement

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$458,865	$516,161	2028	25	Recurring	3	Forecasted

Project Phased

2028	2029	2030
33.33%	33.33%	33.34%
$172,036	$178,918	$186,130

Photos:

Parking Lot

Deteriorated Parking Lot Asphalt Pavement

Typical Concrete Walkway

Aug 15_Concrete Sidewalks Replaced

Aug 15_Concrete Curb Constructed Around Fire Hydrant

Aug 15_Asphalt Pavement Replaced

6.1 GENERAL HVAC

Description:

The upper floor of the Blue Arena is heated by six gas-fired furnaces located in the north mechanical room. The furnaces are as follows:
- Three (3) furnaces manufactured by Carrier (model: 58STA155---13120) in 2009, with a rated input heating capacity of 155,000 BTU each.
- One (1) furnace manufactured by Carrier (model:CNRVP4824ACAABAA) in 2007, is a split system and is equipped with a roof-mounted condensing unit. The condensing unit was manufactured by xxx in 1993 and has a cooling capacity of
- Two (2) furnaces manufactured by Payne (model: PG8MAA060155ADJA) in 2009, with a rated input heating capacity of 155,000 BTU.

Condition / Recommendation:

According to the Operations Manager, the furnaces were operating as intended with only regular maintenance required to date. Forced air furnaces have a typical service life of about 20-25 years.

Based on age and an expected service life of about 25 years, replacement of the furnaces and the condenser are expected within the report term. Budgets for replacement have been provided.

6.1.1 Replace Split System

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$26,220	$34,504	2032	25	Recurring	3	Forecasted

6.1.2 Replace Furnaces

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$86,250	$122,761	2034	25	Recurring	3	Forecasted

Project Phased

2034	2035	2036
40%	40%	20%
$49,104	$51,068	$26,556

Photos:

Typical Furnace

Condenser connected to Furnace

6.2 CENTRAL HEATING PLANT

Description:

There is a gas-fired boiler for the Snow Melt System. The plant consists of one natural gas-fired high-efficiency boiler. The boiler was manufactured by Lochinvar (Model No. KHB285N) and have a rated heating capacity of 285 MBH.

History of Repairs:

2022 - Boiler was installed

Condition / Recommendation:

The Operations Manager reports that the boiler has been performing well, with only normal maintenance needs to date.

Based on the apparent age and reported condition of the boiler, no capital expenditures are anticipated within the report term.

Photos:

Boiler Serving the Snow Melt System

6.3 ROOFTOP UNITS

Description:

Packaged rooftop units provide heating, cooling, and ventilation to the main floor offices, Whitecapper's area, MPP room, Auditorium, upper viewing lounge, curling lounge, second floor lobby, and the second floor undeveloped area. These include the following:

- One (1) unit manufactured by Carrier (Model: 48TFE014) in 2021. The dataplate indicates this unit has an input heating capacity of 110,000 Btu/Hr, and a cooling capacity of 4 tons.

- One (1) unit manufactured by Trane (Model: YSC120F3EZA0024) in 2014. The dataplate indicates this unit has an input heating capacity of 250,000 Btu/hr, and a cooling capacity of 10 tons. According to the drawings this unit serves the lounge area.

- Two (2) units manufactured by Rheem (Model: RKNL-B180YM35E) in 2011. The dataplates indicate these units each have an input heating capacity of 350,000 Btu/Hr, and a cooling capacity of 180,000 Btu/hr.

- Two (2) units manufactured by Carrier (Model: 48TFF008) in 2005. The dataplates indicate these units each have an input heating capacity of 224,000 Btu/Hr, and a cooling capacity of 7.5 tons.

- One (1) unit manufactured by Carrier (Model: 48TFE014) in 2000. The dataplate indicates this unit has an input heating capacity of 250,000 Btu/Hr, and a cooling capacity of 12.5 tons.

- One (1) unit manufactured by Carrier (Model: 48TFF012) in 2000. The dataplate indicates this unit has an input heating capacity of 250,000 Btu/Hr, and a cooling capacity of 10 tons.

- Two (2) units manufactured by Carrier (Model: 48TFF008) in 2000. The dataplates indicate these units each have an input heating capacity of 224,000 Btu/Hr, and a cooling capacity of 7.5 tons.

- Two (2) units manufactured by Carrier (Model: 48TFF007) in 2000. The dataplates indicate these units each have an input heating capacity of 150,000 Btu/Hr, and a cooling capacity of 6 tons.

- Three (3) units manufactured by Carrier (Model: 48TFF005) in 2000. The dataplates indicate these units each have an input heating capacity of 150,000 Btu/Hr, and a cooling capacity of 4 tons.

The units use R-22 refrigerant.

History of Repairs:

2021: Installed Carrier RTU, 110,000 Btu/hr (cost unknown)

Condition / Recommendation:

According to the Operations Manager, the units are in good condition overall with only regular maintenance required to date.

The typical service life of rooftop units is about 20-30 years. Based on age, the plan allows for phased replacement of the RTUs in the mid stages of the report term.

The majority of the rooftop units use R-22 refrigerant which is being phased-out under the Montreal Protocol due to its ozone-depleting properties. While the Protocol requires a 99.5% reduction in production and consumption of R-22 by 2020, it does allow for continued use in servicing existing equipment until 2030. However, the phase-out is expected to make R-22 refrigerant less available and more expensive, and the extent of these changes is not yet known. Refrigerant is needed to top-up equipment where some has been lost due to repairs or leaks. As such, the phase-out is expected to affect mainly older equipment with greater repair needs.

Based on the age of the equipment, no budgets for early replacement or refrigerant conversion are included, assuming that R-22 will continue to be available to service the existing equipment through the report term. This assumption will be re-evaluated in the next update when more information regarding the phase-out is available.

6.3.1 Replace Carrier Rooftop Units - 2000

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$434,555	$549,851	2031	30	Recurring	3	Forecasted

6.3.2 Replace Carrier Rooftop Units - 2005

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$104,610	$154,848	2035	30	Recurring	3	Forecasted

6.3.3 Replace Rheem and Trane Units

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$214,390	$417,610	2042	30	Recurring	3	Forecasted

Project Phased

2042	2043	2044
70%	0%	30%
$292,327	$0	$135,506

Photos:

Typical RTU

6.4 MAKE-UP AIR UNIT(S)

Description:

There are three make-up air (MUA) units manufactured by Engineered Air. Two (2) are located indoors in the unoccupied space on the second floor of the Blue Arena. The third unit is mounted on the roof of the Blue Arena.

The indoor units are without visible dataplates. The MUA unit mounted on the roof was manufactured in 2014 and has an input heating capacity of 200,000 Btu/Hr, and an airflow of 2,000 CFM.

The Blue and Red Arenas are each equipped with two (2) dehumidifiers. The units are mounted on structural steel platforms on the south side and manufactured by Thermoplus (IRD-075-8E).

Condition / Recommendation:

According to the Operations Manager, the Thermoplus dehumidifiers were installed in 2005 and 2012. The indoor MUA units are estimated to be 10 to 15 years old.

The MUA units have a standard service life of about 25 years. However, can last much longer with maintenance as many of the components can be changed without replacing the unit outright, particularly, since two of the units are located indoors.

Based on the apparent age of the units, the plan allows for phased replacement of the Engineered Air units in the mid stage of the report term.

The concession unit is shown on the drawings to be direct-fired, meaning that combustion products enter the building with the heating air. This unit is interlocked with an exhaust fan which runs when the unit is in operation, to control indoor air quality.

6.4.1 Replace 2005 Dehumidifiers

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$17,250	$20,987	2030	25	Recurring	3	Forecasted

6.4.2 Replace 2012 Dehumidifiers

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$17,250	$27,618	2037	25	Recurring	3	Forecasted

6.4.3 Replace MUA Units

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$132,825	$230,010	2039	25	Recurring	3	Forecasted

Photos:

MUA - Indoor

Dehumidifier

6.5 VENTILATION/EXHAUST SYSTEM

Description:

The washrooms, storage rooms and kitchens throughout the building are ventilated by roof-mounted exhaust fans.

There are ceiling-mounted circulating fans in the White Arena and the kitchen off the Auditorium.

The kitchen at the White Arena is equipped with a hood fan over the commercial range. Hood fans have also been provided over the main floor kitchen off the auditorium.

Condition / Recommendation:

Where checked, the rooftop exhaust fans were operating at the time of our site visit. These units are cabinet fans with exhaust fans and electric motors. We assume fans will continue to be repaired or replaced on an individual, as-needed basis, as part of routine maintenance.

The hood fan was last serviced in September 2015. According to the Operations Manager the kitchen and hood fan are no longer in use.

The ceiling fan in the Auditorium kitchen was covered in dust and dirt.

6.6 SUPPLEMENTAL HEATING UNITS

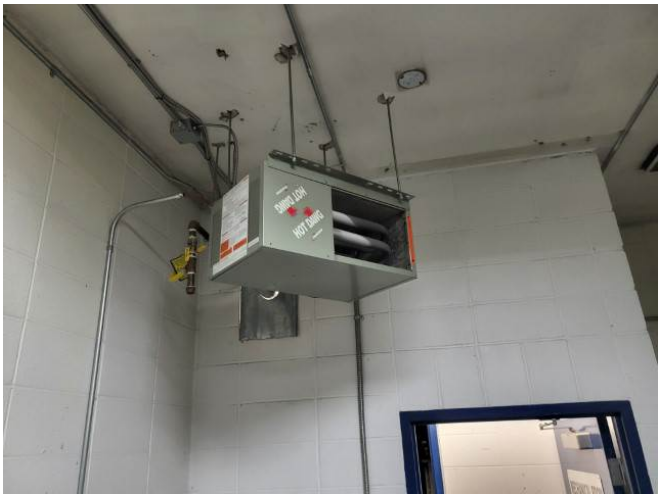
Description:

The building contains the following supplemental heating equipment:
- natural gas-fired suspended unit heaters in the Zamboni garage (manufactured by Brut), in the Blue Arena mechanical room (manufactured by Hot Dawg), and two in the White Arena.
- ceiling-suspended infrared heaters above the viewing bleachers at both the Blue and Red Arenas. The heaters are manufactured by Calcana (Model: SR 80, Serial: 9M51790).
- electric wall heaters in the sprinkler room and at the main entrance vestibule.
- force flow heaters in the vestibules to the ice plants.

Condition / Recommendation:

No problems were noted or reported to us during our review and interviews. The supplemental heating units have a standard service life of about 25 years. The plan assumes supplemental heating equipment will be replaced on an individual, as-needed basis as part of ongoing maintenance.

Photos:



Natural Gas-Fired Suspended Unit Heater

Suspended Infrared Heater

6.7 CONTROL SYSTEM

Description:

A Building Automation System (BAS), enteliWEB by Delta Controls, monitors and controls the operation of the ice plant serving the Red arena. The equipment is controlled by Direct Digital Control (DDC) actuation.

The BAS is operated from a workstation located in the Zamboni room.

History of Repairs:

2025: Installed Building Automation System (BAS) (cost unknown, according to Operations Manager)

Condition / Recommendation:

The BAS was installed after our initial site visit and was observed during the follow-up visit on August 15, 2025. The system is modern, and the Operations Manager reports that it is functioning well.

The Operations Manager reported that installation of a BAS in the Blue arena is scheduled for the coming months. As this work has already been budgeted for, no additional budget has been included in this report.

An allowance is included to upgrade portions of the BAS to keep pace with changing technology, including software and head end system upgrades, partial point device replacements.

6.7.1 Allowance for BAS Upgrades

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$10,000	$14,802	2035	10	Recurring	3	Forecasted

7.1 DOMESTIC WATER BOILERS

Description:

The domestic hot water for the showers and Zamboni fill is provided by two gas-fired boilers manufactured by Weil McLain. The boilers have an input heating capacity of 399 MBH and are located in the west mechanical room off the second floor viewing area.

Hot water is stored in three storage tanks, manufactured by Weil McLain (Model Aqua Plus 105). Each tank has a storage capacity of 109 gal.

Condition / Recommendation:

The Operations Manager reports that the boilers have been performing well, however, they are difficult to clean and maintain. One boiler was under maintenance at the time of our review.

According to information available for review, the boiler and storage tanks were installed in 2014. Boilers have a typical service life of about 35 years and the storage tanks have a typical service life about 15-20 years. Based on the age and reported condition of the boilers, replacement is expected after the report term. However, replacement of the storage tanks are expected within the mid period of the report term. A budget has been included.

7.1.1 Replace Water Storage Tanks

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$22,050	$29,016	2032	20	Recurring	3	Forecasted

Photos:

Domestic Water Boilers

Domestic Hot Water Storage Tanks

7.2 HOT WATER TANKS/ HEATERS

Description:

Domestic hot water for portions of the Blue Arena is provided by four water tank heaters.

- One (1) is located in the northeast mechanical room on the second floor. This tank heater is manufactured by A.O. Smith in 2013, has an input heating capacity of 179,100 Btu/hr and a storage capacity of 100 gal.

- One (1) is located in the undeveloped area on the second floor. This tank is manufactured by A.O. Smith in 2021, has an input heating capacity of 179,100 Btu/hr, and a storage capacity of 76 gal.

- Two (2) wall mounted electrical powered tank heaters are located in the Blue Arena. This tanks are manufactured by Bradford White in 2006 and 2018, 1,500 Watts, and a storage capacity of 6 gal each.

History of Repairs:

2021: Domestic water heater serving the undeveloped are was replaced

Condition / Recommendation:

The Operations Manager reported no issues with the domestic water storage tanks. Hot water tank heaters have a typical service life of about 12-15 years. Based on age, replacement of both tanks is expected within the report term. Budgets have been provided.

Replacement of the 6 gal hot water tanks are expected to be replaced below the cost threshold.

7.2.1 Replace DHW Storage Tank Heater - 2013

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$8,400	$9,449	2028	15	2	3	Forecasted

7.2.2 Replace DHW Storage Tank Heater - 2021

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$8,517	$13,112	2036	15	Recurring	3	Forecasted

Photos:

Domestic Hot Water Heater Serving Blue Arena

7.3 DOMESTIC WATER SYSTEMS

Description:

There are water services to the building each equipped with a water meter. They are located in the sprinkler room for the Red Arena and the laundry/storage room for the Blue Arena and are sized at 2.5" and 2", respectively. There is an -inch diameter domestic water line and a -inch incoming fire service line. There are backflow preventors (BFP) installed on each of the lines.

The hot water distribution system includes the following:
- six circulation pumps
- one hot water recirculation pump
- three expansion tanks

Condition / Recommendation:

We believe the domestic water piping in the Blue Arena dates back to original installation, making some of it more than 40 years old.

The Operations Manager reported some minor pinhole leaks, but that to date, these have been manageable via localized repairs.

The BFPs were last inspected by Sprouse in April, 2024 and are overdue for inspection. Based on a typical service life of about 20 years, replacement of the BFPs is expected within the report term. Budgets have been provided.

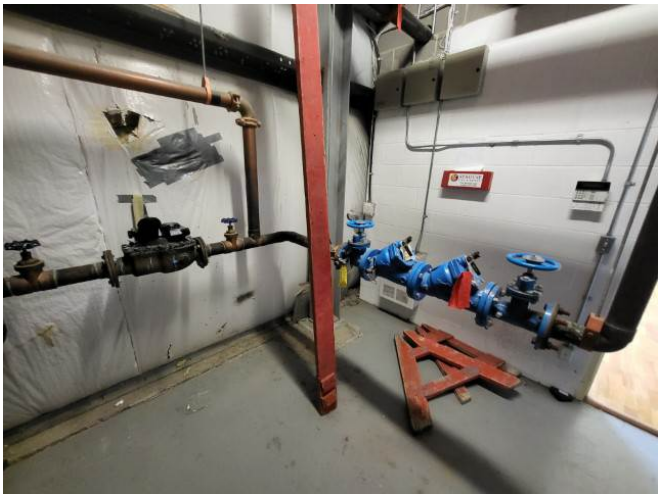
Based on the apparent age of some of the piping and the reported absence of major problems, full replacement of the domestic water piping is not expected to be needed within the report term. We assume isolated pinhole leaks will continue to be addressed as part of ongoing maintenance.

Replacement of some domestic water circulation pumps may be required in the later stages of the report term. Individual pump replacement or overhauling of internal components is anticipated to fall below the cost threshold.

7.3.1 Replace Backflow Preventors

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$10,175	$12,379	2030	20	Recurring	3	Forecasted

Photos:



Water Services

7.4 DRAINAGE SYSTEMS

Description:

Drainage systems include the following:

- Site: catch basins on grade
- Roof: trench with internal roof drain, gutters and downspouts
- Sanitary drainage: type of piping unknown

There is a sump pit at the west side of the Red Arena. The pit is not equipped with a high-water-level alarm.
There is a storage sump for ice melt in the Zamboni garage.

History of Repairs:

2024: Blue Arena: Replace one oil separator, one heat exchanger, and the large white coolant tank

Condition / Recommendation:

No problems with the drainage system were reported to us during our review and interview. The following minor deficiencies were noted:
- gutters and downspouts are dented and damaged at several locations.
- some downspouts are missing extensions.

The sump pump is not equipped with high-water-level alarms. It is recommend that the sump pump be equipped with high-water-level alarms. The cost to rectify this concern is not expected to exceed the capital threshold of this report so no project has been included.

Small pumps are expected to be replaced, when required, with cost expected to be below the capital threshold.

The condition of the buried and concealed piping cannot be evaluated visually. We recommend that drains be flushed and scoped routinely. This maximizes the service life of the piping and also helps identify repair needs. We assume this will be done as part of ongoing maintenance.

8.1 ELECTRIC SUPPLY AND DISTRIBUTION

Description:

Electricity is provided to the building underground via a pad-mounted transformer located on the west side of the site. There is little information on the the pad-mounted transformer to indicate its size, assumed to be about 500 kVa. This information can generally be obtained by contacting the electric utility provider.

The main switchgear and distribution panel are located in the Red Arena ice plant. The main switchgear and distribution panel were manufactured by Federal Pioneer and are rated at 1200A, 347/600V, three phase, four wire. The date plate on the switchgear indicates it was manufactured in 2003.

There is a dry-type step down transformer in the Red Arena ice plant. The transformer steps a portion of the 600V service down to 120/208V for localized low-voltage distribution. The transformer is manufactured by Square D and rated at 150kVa.

Power is distributed from the main service to various disconnect switches and sub-distribution panels throughout the building sections.

The main power for the Blue and White Arenas is fed from the main distribution panel at the Red Arena to the electrical room near the lobby of the Blue Arena. There is a 75kVa step-down transformer provided.

Condition / Recommendation:

According to the data plates, the main electrical equipment throughout the Red Arena is about 20 years of age. Given the apparent age of the equipment and a typical service life of about 40-50 years, we do not anticipate capital renewal within the report term.

Some of the distribution panels and disconnect switches for the Blue and White Arenas were noted to be original to construction of their building section and are about 40 years of age. Based on apparent age and a typical service life of about 40-50 years, we have provided budgets to replace the original equipment within the report term.

During the site visit, it was noted that items are being stored in the vicinity of electrical equipment. Items should be kept at least one metre away. We assume these deficiencies will be addressed as part of routine maintenance.

8.1.1 Replace Original Electrical Distribution Panel and Disconnect Switches

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$21,908	$28,829	2032	2	2	3	Forecasted

Photos:

Main Electrical Service

Blue Arena Electrical Room

8.2 LIGHTING

Description:

The majority of the lighting throughout the building sections has been upgraded to LED lamps. The fixtures are a combination of suspended, recessed, and wall-mounted fluorescents. Some service rooms include T12 lamps and lamp-and-socket type fixtures.

The exterior of the building sections includes high intensity discharge (HID) fixtures at exits and overhead doors. Pole mounted fixtures in the parking lot, and soffit-mounted pot lights at the main entrance.

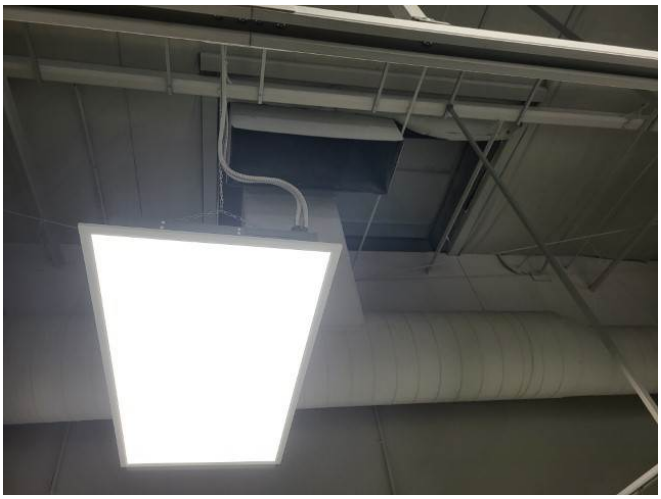
Condition / Recommendation:

The fixtures, where reviewed, are in serviceable condition and the lamps are generally considered energy efficient. General replacement of the lighting systems is not expected with the report term, unless desired as part of an aesthetic upgrade.

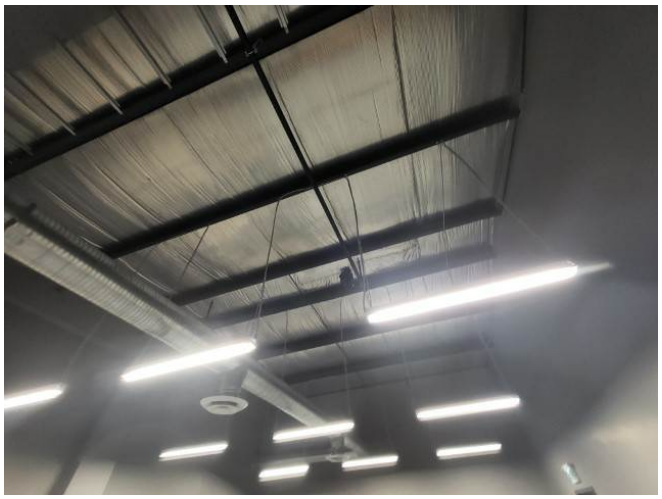
The Operations Manager reported that all lighting system have been converted to LED fixtures; however, at the time of our review, fluorescent fixture were observed in service areas.

The service areas of the building are lit by strip fluorescent fixtures using T12 lamps. T12 lamps are becoming obsolete due to rapid advances in lighting technology, and are being replaced with more efficient systems. In some locations, T12 lamps and ballasts are becoming difficult to obtain. We suggest planning to upgrade or replace these lights with more energy efficient and readily available systems (e.g. T8, T5, LED). Given the limited amount of lighting, we expect the fixtures will be retrofitted or replaced as they burn out, as part of ongoing maintenance.

Photos:



Suspended Lighting



Strip Lighting

Florescent Lighting

9.1 ELEVATORS

Description:

The building has two lifts.

The Blue Arena has a hydraulic lift, manufactured by Armor, at the entrance lobby. The lift was manufactured in 1987 and has a maximum capacity of 454kg (2 persons and a wheelchair).

The Red Arena has an electric lift, and being fully replaced at the time of the site visit. No information is available about the new elevator.

History of Repairs:

2025: Replace elevator serving the Red Arena (replacement undergoing)

Condition / Recommendation:

According to the Operations Manager, the lifts are rarely used.

Based on age, modernization of the Blue Arena lift is expected within the report term. Budget has been provided.

9.1.1 Hydraulic Lift Modernization - Blue Arena

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$73,072	$79,035	2027	25	Recurring	3	Forecasted

Photos:

Lift

10.1 ICE MAKING EQUIPMENT

Description:

The ice plant for the Blue Arena is located at the west side at rink-level, and includes the following equipment:
- Two (2) reciprocating compressors manufactured by Mycom (model no. N6WA).
- A compressor control panel with variable frequency drive (VFD), manufactured by TSE Consulting in 2013.
- One (1) cooling tower manufactured by Cimco (model no. PMCR 275), located on an elevated structural steel platform outside the ice plant room.
- Two (2) brine storage tanks
- Two (2) circulation pumps by James Electric, installed in 2011
- One (1) condenser water circulation pump with a 7 Hp Taco motor
- One (1) condensing water storage tank
- An automatic chemical treatment system
- A gas detection and alert system by Critical Environment Technologies, with controls mounted in the Zamboni garage (Olympia Room).

The ice plant for the Red Arena is located at the west side off the Olympia Room, and includes the following equipment:
- Two (2) reciprocating compressors manufactured by GEA FES Systems Inc. One only operates during high demand.
- A compressor control panel
- Two (2) VFDs manufactured by RAM Industries (Model: micro III processor)
- A control panel, manufactured by Siemens
- One (1) cooling tower manufactured by Baltimore Aircoil Company (BAC), located on an elevated structural steel platform outside the ice plant room. The unit was not accessible.
- Two (2) brine storage tanks
- One (1) 5Hp circulation pump manufactured by Armstrong (Model: 3X2 5X8) in 1999
- One (1) 2Hp circulation pump, manufactured by Century (Model: H629) in 2015
- A manual chemical treatment system
- A condensing water circulation pump, manufactured by Goulds pumps (Model: H0500097)
- A condensing water storage tank
- A gas detection and alert system by Critical Environment Technologies, with controls mounted in the Zamboni garage (Olympia Room).

The White Arena is serviced from the Blue Arena ice plant.

History of Repairs:

2025: Compressor 1 of Red Arena is being rebuilt during the time of the assessment (cost unknown, according to Operations Manager)

2020 +: The ammonia detection system was upgraded (cost unknown, according to Operations Manager)

Condition / Recommendation:

According to the Operations Manager, the three main compressors were overhauled in 2017.

The majority of the ice making equipment ranges from relatively new to about 30 years old. The Operations Manager reports no major issues.

The Cimco cooling tower does not appear original to the construction of the building. According to the serial number it was likely installed in 2003. Based on apparent age and a typical service life of about 25 years, replacement of the cooling towers is expected within the report term. Budgets have been provided.

Budgets to overhaul the second compressor in the Red Arena ice plant have been provided. Once overhauled the compressors have a typical service life of about 15 years. Budgets to replace the compressors have been provided within the report term.

During our follow-up site visit dated August 15, 2025, two (2) compressors for the Red Arena had been rebuilt.

We expect the circulation pumps will require overhauling within the report term. Allowances for periodic overhauling of the pumps has been provided.

We expect that the remaining equipment and distribution systems will be managed over the report term as part of routine maintenance. The ammonia detection system was upgraded within the 5 past years.

The General Manager has provided quotes from the refrigeration maintenance contractor for upgrading the ammonia detection equipment and ventilation to meet current code requirements and Government standards. Budgets have been provided to complete these upgrades.

10.1.1 Overhaul Ice Rink Circulation Pump - 1999

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$5,200	$5,624	2027	15	Recurring	3	Forecasted

10.1.2 Replace Ice Rink Cooling Towers

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$135,705	$146,779	2027	25	Recurring	3	Forecasted

10.1.3 Upgrade Ventilation - Blue Arena Compressor Room

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$50,613	$56,933	2028	30	One time	4	Forecasted

10.1.4 Upgrade Ventilation - Red Arena Compressor Room

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$50,613	$56,933	2028	30	One time	4	Forecasted

10.1.5 Replace Ice Rink Equipment Compressors

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$132,000	$173,703	2032	25	Recurring	3	Forecasted

Project Phased

2032	2033	2034
50%	0%	50%
$86,851	$0	$93,939

10.1.6 Overhaul Ice Rink Circulation Pumps - 2011 & 2015

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$15,000	$22,204	2035	15	Recurring	3	Forecasted

Photos:

Compressor Control Panel

Red Arena Cooling Tower

11.1 SECURITY SYSTEMS

Description:

The building is equipped with a security system that includes wall-mounted key pads at the main entrances and in the daycare area. The system is manufactured by DSC (model: Maxsys).

Condition / Recommendation:

No problems were noted by the Operations Manager. However, based on the apparent age of the system and the typical service life (15 years), replacement is expected within the report term.

11.1.1 Replace Security System

Present Cost	Inflated Cost	First Occur.	Cycle	# Occurrence	Class	Status
$43,700	$49,157	2028	15	2	3	Forecasted

SCOPE OF WORK

AUTHORIZATION

This report update was prepared at the request of Chestermere Regional Community Association as a capital plan for the property.

MANDATE

The purpose of this report is to provide a general indication of the present physical condition of the building(s) with respect to easily visible portions of the structure; enclosure; site work; mechanical, electrical, and plumbing systems; active fire safety systems; and elevating devices. Passive fire safety systems (e.g., fire containment and egress), and interior furniture and tenant equipment, are specifically excluded from our mandate. We were to record deficiencies or conditions noted during a single visual walk-through review that, in our opinion, will likely require Capital expenditures by the Owner over the next 25 years. Capital expenditures are defined as expenditures that are expected to exceed an annual threshold of $2,500 per building, and are not normally associated with routine maintenance.

Our opinions of cost, assume a prudent level of ongoing maintenance. It is not within our mandate to check the adequacy of existing maintenance practices, or confirm that all mandatory system tests and inspections have been completed (e.g., annual fire alarm testing). In the course of our review, we may identify some maintenance-type issues, but this should not be seen to indicate that a maintenance audit has been completed.

Our mandate was to complete a visual walk-through survey of items, components, and systems that are conspicuous, patent, and that may be observed visually during the walk-through survey without intrusion, removal of material, exploratory probing, and the use of special equipment or design calculations. Therefore, concealed physical deficiencies and design inadequacies are specifically excluded from our mandate. Our interviews of building personnel attempt to uncover known concerns at the property, but we cannot attest to the integrity or knowledge of the interviewees, nor can this process, or the scope of work in its entirety, be considered technically exhaustive or be considered to eliminate all risks related to owning this property. Only conditions actually seen during examination of representative samples can be said to have been assessed, and comments on the balance of the conditions are assumptions based upon extrapolation.

Our mandate does not include an exhaustive review of visible conditions against all code, property standards by-law, or other legislative requirements that existed at the time of construction, or that may retroactively apply, including Human Rights Code violations. We do consider the following, where applicable: adequacy and acceptability of guards (at balconies, stairs, retaining walls, etc.), daytime light levels in corridors, stairs, and garages, elevator equipment guarding, and backflow preventers. In the course of our review, our site reviewers may also identify other potential compliance concerns, but the identification of these concerns should not be seen to indicate that an exhaustive review has been completed.

Our mandate does not include a review against codes, property standards by-laws, or other legislative requirements that existed at the time of construction, or that may retroactively apply, but is rather to budget for renewal of existing systems, as installed, without confirming if they are adequate or acceptable.

Our mandate is to provide opinions of probable costs that reflect the repair strategies that we foresee and should be considered preliminary budgets only. Accurate figures can only be obtained by establishing a scope of work and receiving quotes from suitable contractors. We cannot guarantee the actual age of equipment, apparent maintenance practices, or the service lives that we have predicted. Time frames given for undertaking work represent our opinion of when to budget for

the work. Failure of the item, or the optimum repair/replacement process, may vary from our estimate. There can be no assurance that this forward-looking information will prove to be accurate, as actual results and future events could differ materially from those anticipated. Accordingly, readers should not place undue reliance on forward-looking information. Typically further investigation and design will be needed to firm up construction budgets and timing for any significant projects.

In selecting repair strategies, we try to select strategies to match the client's business strategy for the building, when this is communicated to us. In many circumstances, more or less conservative repair approaches could be selected. Our opinions of costs apply only to the strategies described in our report.

Our review was intended to identify conditions resulting from past and current uses. Additional evaluation may be required if a change of use, renovations or additions are anticipated.

Our General Terms and Conditions issued at the time of engagement apply to this report.

SURVEY METHOD

WSP reviewed the building structure; the building envelope; portions of the interior; the site; active fire safety systems; and mechanical, electrical, and plumbing systems. WSP also completed a non-specialist review of the elevating devices. The site visit was completed on May 28, 2025.

Our field observer was Emon Collett, E.I.T. The report was prepared by Najad Al-naeb, P.Eng. and reviewed by Lou Anna Roberts, C.E.T. of WSP.

The survey consisted of a visual review of samples of the following:

- the exterior walls, windows, and doors.
- the roofs.
- service areas: ice plants, mechanical and electrical rooms.
- common areas: arenas, curling rink.
- the perimeter site.

INFORMATION PROVIDED

Jody Nouwen, General Manager, CRCA and Mike Moore, Operations Manager, CRCA answered our questions about the history of performance of the various systems, described existing capital plans, etc., and accompanied us during our site visit.

The following reports/documents were provided:

- Property Condition Assessment report, prepared by WSP, dated June 4, 2018.

- Roof Report titled 'City of Chestermere - Chestermere Regional Community Association' preapred by Tremco dated September 4, 2019.

- Document titled 'Emergency Lighting Inspection Sheet' preapred by Srouse Fire & Safety dated February 3, 2025.

The following reports/documents were provided for the 2018 WSP Report:

- Needs Assessment and Facility Development Strategy, Section Five, prepared by Genivar Inc. dated August 2011.

- Quotations for Red Arena Refrigeration Plant repairs, amonia detection system upgrades, and brine system repairs, prepared by Canada West Refrigeration, dated March 7, 2018.

- Quotations for ventilation upgrades, prepared by Canada West Refrigeration, dated March 12, 2018.

- Roof evaluation and quotation for repairs, prepared by Secure Roofing and Construction Inc., dated May 16, 2017.

- Invoices and budgets from renovation activities, prepared by Chestermere Regional Community Association (CRCA), dated January 28, 2014.

- Facility Lifecycle Remediation Report and Invoices, prepared by CRCA, dated January 2014.

The following drawings were provided for the 2018 WSP Report:

- Chestermere Regional Recreation Centre 2013 Upgrades, prepared by Paul Conrad & Associates , dated July 2013.

- Proposed New Addition, prepared by Harbinson Development Services Ltd., Ratzlaff Architect, dated November 1999.

- Foundation Plan, Sections, and Details, dated May 2000.

- Floor Plans for Chestermere Community Association, prepared by Martin Murray & Associate Ltd., dated February 1981.

PROJECT TEAM

We trust that this report addresses your requirements. Should you require clarification, please contact the undersigned.

Respectfully submitted,
WSP Canada Inc.

Emon Collett, E.I.T.
Building Science Consultant

Najad Al-naeb, P.Eng.
Building Science Engineer

Meaghen Figg-Derksen, P.Tech.(Eng.)
Project Manager

Lou Anna Roberts, C.E.T
Consultant, Building Sciences, Report Reviewer

LIMITATIONS

WSP Canada Inc. is the “Consultant” referenced throughout this document.

Our scope of work and responsibilities related to this report are defined by the documents that form the agreement and authorization for this work.

Any user accepts that decisions made or actions taken based upon interpretation of our work are the responsibility of only the parties directly involved in the decisions or actions.

No party other than the Client shall rely on the Consultant’s work without the express written consent of the Consultant, and then only to the extent of the specific terms in that consent. Any use which a third party makes of this work, or any reliance on or decisions made based on it, are the responsibility of such third parties. Any third party user of this report specifically denies any right to any claims, whether in contract, tort and/or any other cause of action in law, against the Consultant (including Sub-Consultants, their officers, agents and employees).The work reflects the Consultant’s best judgement in light of the information reviewed by them at the time of preparation. It is not a certification of compliance with past or present regulations. Unless otherwise agreed in writing by the Consultant, it shall not be used to express or imply warranty as to the fitness of the property for a particular purpose. No portion of this report may be used as a separate entity; it is written to be read in its entirety.

Only the specific information identified has been reviewed. No physical or destructive testing and no design calculations have been performed unless specifically recorded. Conditions existing but not recorded were not apparent given the level of study undertaken. Only conditions actually seen during examination of representative samples can be said to have been appraised and comments on the balance of the conditions are assumptions based upon extrapolation. Therefore, this work does not eliminate uncertainty regarding the potential for existing or future costs, hazards or losses in connection with a property. We can perform further investigation on items of concern if so required.

The Consultant is not responsible for, or obligated to identify, mistakes or insufficiencies in the information obtained from the various sources, or to verify the accuracy of the information.

No statements by the Consultant are given as or shall be interpreted as opinions for legal, environmental or health findings. The Consultant is not investigating or providing advice about pollutants, contaminants or hazardous materials.

The Client and other users of this report expressly deny any right to any claim against the Consultant, including claims arising from personal injury related to pollutants, contaminants or hazardous materials, including but not limited to asbestos, mould, mildew or other fungus.

Applicable codes and design standards may have undergone revision since the subject property was designed and constructed. As an example, design loads (such as those for temperature, snow, wind, rain, seismic etc) and the specific methods of calculating the capacity of the systems to resist these loads may have changed significantly. Unless specifically included in our scope, no calculations or evaluations have been completed to verify compliance with current building codes and design standards.

Budget figures are our opinion of a probable current dollar value of the work and are provided for approximate budget purposes only. Accurate figures can only be obtained by establishing a scope of work and receiving quotes from suitable contractors.

Time frames given for undertaking work represent our opinion of when to budget for the work. Failure of the item, or the optimum repair/replacement process, may vary from our estimate.

PHOTO SUMMARY

Photo #1: General view

Photo #2: View of Red Arena

Photo #3: View of Blue Arena

Photo #4: Typical Structure

Photo #5: Cracking and Displacement in the 2nd Floor Slab of Undeveloped Area

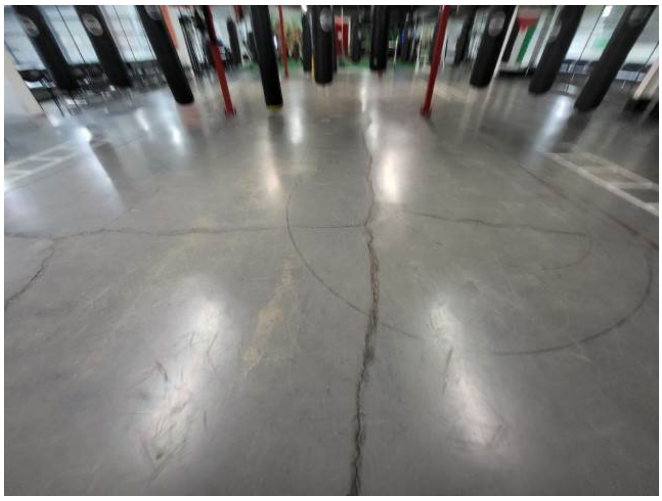


Photo #6: Cracking in the 2nd Floor Boxing Gym Slab

Photo #7: Zamboni Slab on Grade Covered with Rubber Panels (Small)

Photo #8: Deteriorated Slab on Grade in Zamboni Garage (Small)

Photo #9: Corroded and Deteriorated Base of the Canopy Columns and the Columns Supports

Photo #10: East Elevation

Photo #11: South Elevation

Photo #12: West Elevation

Photo #13: North Elevation

Photo #14: Dented Cladding - South Elevation

Photo #15: Corroded Metal Panel Cladding - South Elevation

Photo #16: Damaged Insulation and Vapour Retarder on the Interior Face of Red Arena Walls

Photo #17: Window System

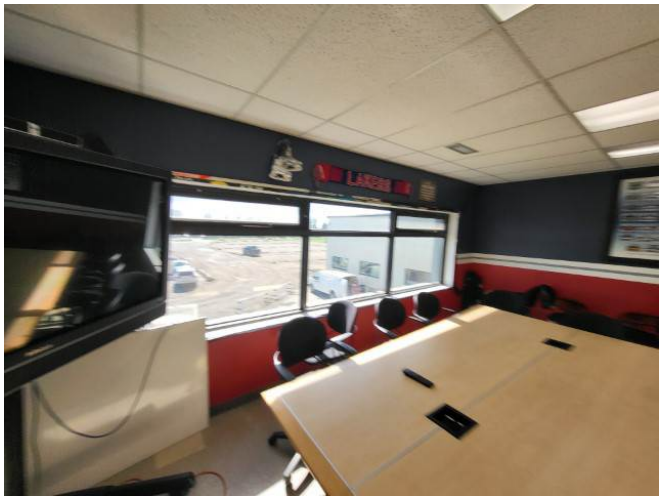


Photo #18: Window System - Inner Face

Photo #19: Debonded Perimeter Window Sealant

Photo #20: Aug 15_Window Sill Sealant Replaced

Photo #21: Typical Exterior Door

Photo #22: View of Roof System

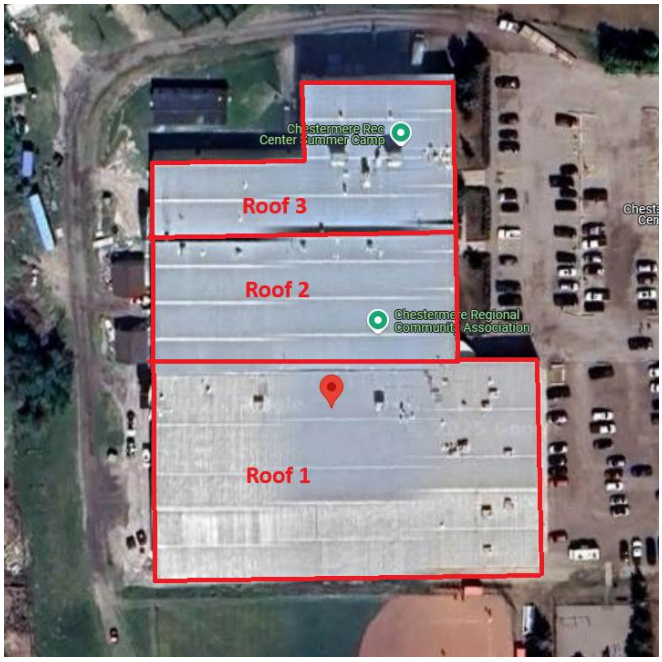


Photo #23: Roof Areas

Photo #24: Roofing Backpacked Insulation

Photo #25: Roof Drain Trench

Photo #26: Deteriorated Roof Repairs - Fasteners

Photo #27: Debonded Roof Repairs

Photo #28: Debonded Roof Repairs Near Ribs

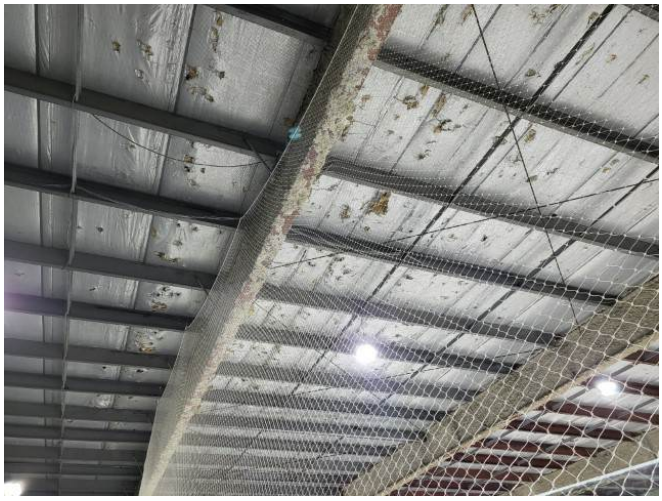


Photo #29: Damaged Roofing Backpacked Insulation - Red Arena

Photo #30: Fire Alrm Control Panel

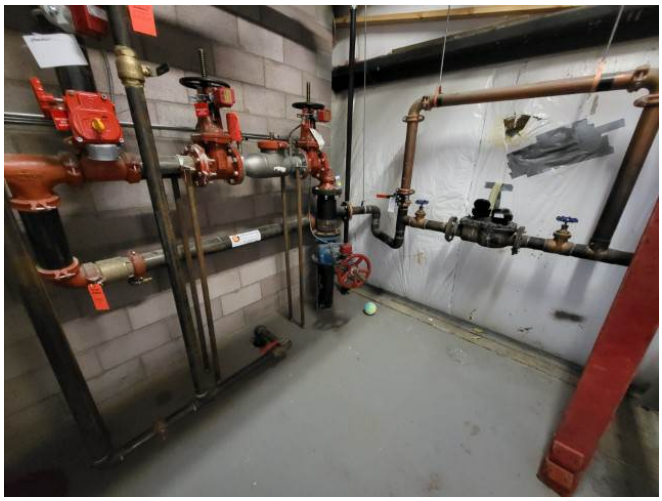


Photo #31: Sprinkler Risers

Photo #32: Typical Fire Extinguisher

Photo #33: Kithen Hood

Photo #34: Sprinkler System - Overdue for Inspection

Photo #35: Fire Extinguishers - Overdue for Inspection

Photo #36: Chemical suppression System - Overdue

Photo #37: Kitchen Hood Professional Power Wash - Overdue

Photo #38: Typical Emergency Lighting and Exit Sign

Photo #39: Main Entrance Lobby

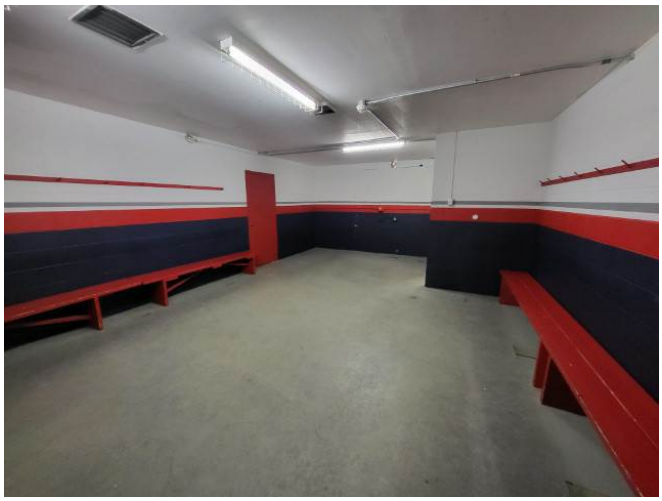


Photo #40: Change Room

Photo #41: Cracked and Damaged Ceramic Tiles

Photo #42: Corrosion on Dashboards - Blue Arena

Photo #43: Chain Link Fencing and Gates

Photo #44: Damaged Chain Link Fencing - North

Photo #45: Damaged Chain Link Fencing - West

Photo #46: Metal Railing - Main Entrance

Photo #47: Corroded Railing - Entrance

Photo #48: Aug 15_Railing Secured in Concrete

Photo #49: Aug 15_ Railing Imbedded in Concrete_Corrossion Present

Photo #50: Play Ground

Photo #51: Storage Shed - West

Photo #52: Storage Shed - Roof

Photo #53: Storage Shed - Missing Overhangs Soffit

Photo #54: Storage Shed - Damaged Wall Metal Cladding

Photo #55: Storage Shed - Dislodged Wall Metal Cladding

Photo #56: Storage Shed - Deteriorated Man Door

Photo #57: Pad Mounted Transformer - Tilted Bollards

Photo #58: Parking Lot

Photo #59: Deteriorated Parking Lot Asphalt Pavement

Photo #60: Aug 15_Asphalt Pavement Replaced

Photo #61: Typical Concrete Walkway

Photo #62: Aug 15_Concrete Sidewalks Replaced

Photo #63: Aug 15_Concrete Curb Constructed Around Fire Hydrant

Photo #64: Typical Furnace

Photo #65: Condenser connected to Furnace

Photo #66: Boiler Serving the Snow Melt System

Photo #67: Typical RTU

Photo #68: MUA - Indoor

Photo #69: Dehumidifier

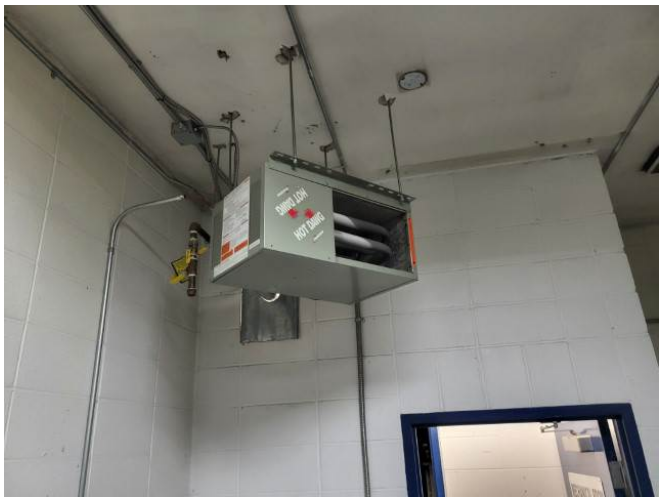


Photo #70: Natural Gas-Fired Suspended Unit Heater

Photo #71: Suspended Infrared Heater

Photo #72: Domestic Water Boilers

Photo #73: Domestic Hot Water Storage Tanks

Photo #74: Domestic Hot Water Heater Serving Blue Arena

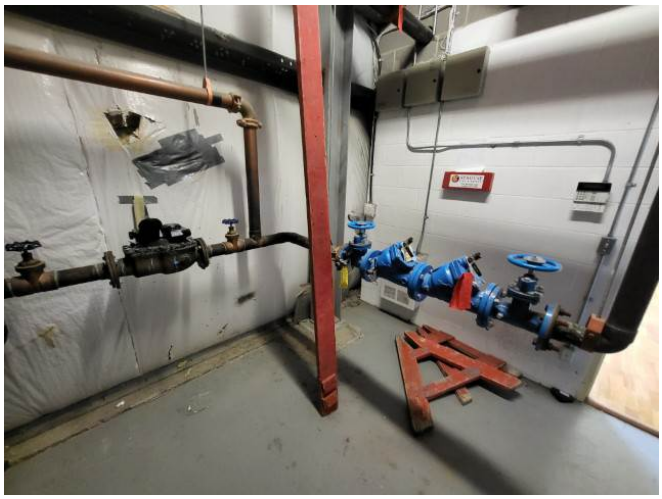


Photo #75: Water Services

Photo #76: Main Electrical Service

Photo #77: Blue Arena Electrical Room

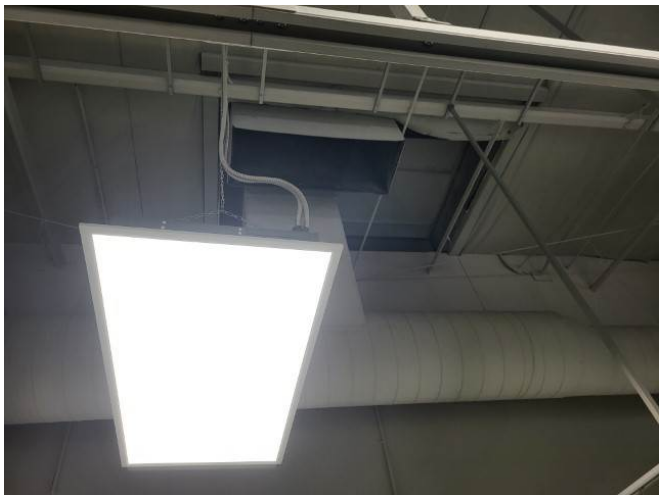


Photo #78: Suspended Lighting

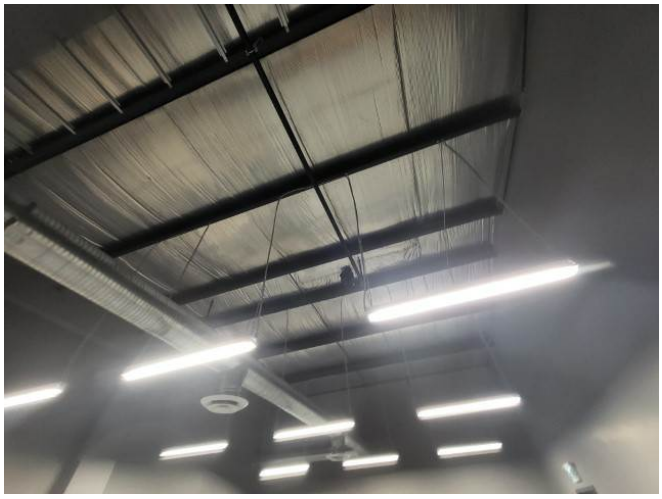


Photo #79: Strip Lighting

Photo #80: Florescent Lighting

Photo #81: Lift

Photo #82: Compressor Control Panel

Photo #83: Red Arena Cooling Tower