



Property Condition Assessment

Westbrook Community Arena

123 Arena Boulevard, Edmonton, Alberta • 2023-09-15

Reference: BRK-SAMPLE-001



PREPARED FOR

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Executive Summary

Overall assessment findings and key recommendations

1 Executive Summary

Brookstone Inspection Services Ltd was retained by Westbrook Arena Management Corp. to conduct a Property Condition Assessment of Westbrook Community Arena located at 123 Arena Boulevard, Edmonton, Alberta T5J 0K1. The site visit was conducted on September 10, 2023. This report, dated September 15, 2023, and referenced as BRK-SAMPLE-001, documents the existing conditions of the property and identifies capital expenditure requirements over a 10-year term of analysis.

1.1 Building General Summary

Constructed in 2010, Westbrook Community Arena is a two-story recreation facility with a gross floor area of 70,000 sq ft. The building primarily functions as a community ice arena, featuring spectator seating, change rooms, and various multi-purpose spaces. The structural system primarily consists of deep concrete piles, grade beams, and a concrete slab-on-grade. The superstructure incorporates a structural steel mezzanine and a roof structural frame composed of steel columns, beams, and trusses supporting a metal roof deck. The building envelope includes masonry cladding, phenolic panel siding, and a single-ply membrane roof. Mechanical systems include plumbing, HVAC, and fire protection, while site features encompass pedestrian paving, landscaping, and various site utilities.

1.2 Summary of Findings

The assessment was conducted by means of a visual site review, interviews with available site personnel, and a review of available documentation. No destructive or invasive testing was performed as part of this assessment. The overall condition of the Westbrook Community Arena is generally good, with the majority of components rated as "Excellent" or "Good." However, several components were identified with deficiencies requiring attention. Notably, the exterior sealants around window perimeters were found to be in marginal condition, exhibiting deterioration and failing joints that compromise the weather seal. Similarly, spalling and deterioration were observed on the concrete grade beams. The single-ply membrane roof, while currently in good condition, exhibits localized areas of loose membrane and minor patched punctures, indicating a need for full replacement within the analysis period. The dasher boards and concrete floor sealer in the rink area also show signs of wear and damage, necessitating future intervention. Immediate-priority items include the repair of deteriorated exterior sealants, spalled concrete grade beams, and the replacement of five cracked or missing masonry cladding panels. The total projected capital expenditure for Westbrook Community Arena over the 10-year term of analysis is \$2,178,490.00. This figure reflects a combination of immediate repairs, short-term interventions, and long-term lifecycle replacements necessary to maintain the facility's operational integrity and extend its useful life.

UNIFORMAT Division	Immediate (Year 1)	Short-Term (Years 2-5)	Long-Term (Years 6-10)	Total
A – Substructure	\$12,790.00	\$0.00	\$0.00	\$12,790.00
B – Shell	\$5,900.00	\$1,077,100.00	\$0.00	\$1,083,000.00
C – Interiors	\$15,600.00	\$1,300.00	\$0.00	\$16,900.00
D – Services	\$200,000.00	\$33,300.00	\$601,500.00	\$834,800.00
F – Special Construction	\$21,000.00	\$0.00	\$200,000.00	\$221,000.00
G – Building Sitework	\$0.00	\$10,000.00	\$0.00	\$10,000.00
Totals	\$255,290.00	\$1,121,700.00	\$801,500.00	\$2,178,490.00

2 Property Description

PROPERTY NAME	Westbrook Community Arena
ADDRESS	123 Arena Boulevard
CITY / PROVINCE	Edmonton, Alberta
YEAR BUILT	2010
BUILDING TYPE	Recreation / Arena
FACILITY USE	Community ice arena with spectator seating, change rooms, and multi-purpose spaces
GROSS FLOOR AREA	70,000 sq ft
NUMBER OF FLOORS	2

The Westbrook Community Arena is a two-storey recreation facility constructed in 2010, located at 123 Arena Boulevard in Edmonton, Alberta. The building encompasses approximately 70,000 square feet of gross floor area and is physically connected to a larger multi-use recreation complex to the south. The primary structural system consists of engineered steel trusses spanning north-south to support the roof over the main rink space, with wide-flange steel columns and beams forming the perimeter frame. Floor and mezzanine structures are composite concrete-on-metal deck assemblies supported by structural steel framing. Foundations comprise drilled, belled-end bearing and tension piles with reinforced concrete grade beams.

The building envelope features a ventilated masonry rainscreen cladding system with cold-formed steel stud backup walls, rigid insulation up to 125 mm thick, and continuous air and vapour control membranes. A small section of the east façade is finished with high-pressure laminate panels. Windows are aluminum-framed curtain wall systems with sealed double-glazed insulating units. The roof is a mechanically-fastened PVC single-ply membrane over rigid insulation on concrete-topped metal deck.

Interior spaces include a regulation-size ice surface with spectator seating for approximately 1,000, six team change rooms, officials' dressing rooms, public washrooms on both levels, a multi-purpose event room, administrative offices, a first aid room, and various service and storage areas. Interior partitions are a mix of concrete block, cast-in-place concrete, and steel-framed gypsum board construction. Floor finishes include sealed concrete, ceramic tile, VCT, carpet tile, and rubber sport flooring.

Mechanical systems are served in part by a central plant in the adjacent main facility, which provides heating hot water, chilled water, domestic hot water, and refrigeration for the ice surface. A dedicated outdoor air handling unit with gas-fired heating, chilled water cooling, and an energy recovery wheel serves the main rink space. Seven fan coil units condition lower-level occupied spaces, and gas-fired infrared radiant heaters supplement heating in spectator viewing areas. The building is fully sprinklered with a wet-pipe fire protection system.

Electrical service enters at 347/600V three-phase with step-down transformers to 120/208V for general loads. Three dry-type transformers, two main disconnect switches, and eight distribution panelboards serve the facility. Lighting is a mix of LED fixtures in the arena bowl and fluorescent fixtures in back-of-house areas. Fire alarm, access control, and CCTV systems are integrated with the adjacent main facility. Emergency power is supplied from generators in the main complex.

3 Scope of Work & Methodology

Brookstone Inspection Services Ltd. was retained to conduct a Property Condition Assessment (PCA) of the Westbrook Community Arena in accordance with the ASTM E2018-24 Standard Guide for Property Condition Assessments. The assessment included a visual walk-through survey of the subject property conducted on September 10, 2023, supplemented by a review of available documentation including as-built drawings, maintenance records, and previous inspection reports.

The scope of this assessment encompasses the evaluation of the building's major systems and components, including structural elements, building envelope, roofing, interior finishes, mechanical systems, electrical systems, fire protection, vertical transportation, site improvements, and regulatory compliance. Each component was assessed for its current condition, estimated remaining useful life, and anticipated capital expenditure requirements over the study period.

Components marked with a single asterisk (*) have an estimated replacement cost below the cost reporting threshold per ASTM E2018-24 and are therefore excluded from the Capital Expenditure Plan. Components marked with a double asterisk (**) exceed the threshold and are included in the capital plan.

3.1 Condition Ratings

Condition Rating	Performance
A — EXCELLENT	Component is new/state of the art and meets present and foreseeable requirements.
B — GOOD	Component is performing well and meets all present requirements. Minor deterioration or negligible deficiencies.
C — ACCEPTABLE	Component currently meets present requirements, but there are some deterioration and minor deficiencies. Average operating/maintenance costs.
D — MARGINAL	Component currently meets minimum requirements, has extensive deficiencies that may contribute to above average operating maintenance costs.
F — CRITICAL	Component represents an unacceptable, unhealthy, or unsafe condition (high risk of injury) regarding immediate attention in order to ensure continued access, use and safety of staff and public.

System Summaries

Narrative overview of major building systems

SAMPLE REPORT

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4.1 SUBSTRUCTURE SUMMARY

A localized area of efflorescence was observed on the interior face of the foundation wall in the mechanical room, suggesting minor moisture penetration. While not indicative of a significant structural issue at present, this condition warrants further investigation to identify the source of moisture and prevent potential long-term deterioration of the concrete or impact on interior finishes. The current condition does not pose an immediate risk to the building's structural integrity but represents a deferred maintenance item.

It is recommended that the source of moisture causing the efflorescence in the mechanical room be investigated and remediated within the next 12-18 months. This action is considered a high-priority maintenance item to prevent further moisture ingress and potential damage to building materials or equipment. No other immediate capital expenditures are anticipated for the substructure components based on the current assessment. Ongoing monitoring of the foundation system for any signs of settlement or cracking should be incorporated into routine building maintenance protocols to ensure the long-term performance of the substructure.

4.2 SHELL SUMMARY

The building envelope consists of a ventilated masonry rainscreen cladding system with cold-formed steel stud backup, rigid insulation up to 125 mm thick, and continuous air and vapour control membranes. A small section of the east façade is finished with high-pressure laminate panels. Windows are aluminum-framed curtain wall with sealed double-glazed insulating units. Entry systems include automatic sliding glass doors, hollow metal service doors, and one insulated sectional overhead door. The roof is a mechanically-fastened PVC single-ply membrane over rigid insulation on concrete-topped metal deck, with pre-finished metal flashings and a permanent fall protection anchor system. Five masonry cladding panels are cracked or missing and should be replaced. The roof membrane shows localized looseness and minor patched punctures; full replacement is anticipated around 2030.

4.3 INTERIORS SUMMARY

Interior construction includes concrete block and cast-in-place concrete partitions, steel-framed gypsum board walls, interior storefront glazing, and standard firestop assemblies. Doors include hollow metal, fire-rated, sliding storefront, coiling steel, and security gate configurations. Vertical circulation is provided by precast concrete spectator treads, steel pan stairs, cast-in-place ramps, and glass-panel handrails. Interior finishes encompass sealed concrete, ceramic tile, VCT, carpet tile, and rubber sport flooring at floor level; painted gypsum board, concrete block, and acoustic panels on walls; and suspended acoustic tiles, painted drywall, and exposed painted structure at ceilings. Minor surface damage was noted in the multi-purpose room, and concrete floor sealers along the resurfacers route show wear. All interiors are generally in good to excellent condition.

4.4 SERVICES SUMMARY

Heating and cooling are supplied from the central plant in the adjacent main facility. A dedicated outdoor air handling unit with gas-fired heating, chilled water cooling, and an energy recovery wheel serves the main rink space. Seven fan coil units condition lower-level occupied spaces, and gas-fired infrared radiant heaters supplement heating in spectator areas. The building is fully sprinklered with a wet-pipe fire protection system, and portable extinguishers are located throughout. Plumbing includes wall-mounted fixtures across both levels, copper domestic water distribution, plastic DWV sanitary waste piping, and PVC storm drainage with cast iron roof drains. Domestic hot water is provided from the central plant. All mechanical systems are in good to excellent condition with lifecycle replacements budgeted at projected end-of-life dates. A mid-life AHU overhaul is budgeted for 2024.

4.5 EQUIPMENT & FURNISHINGS SUMMARY

Equipment and furnishings include kitchen casework, change room counters and full-height player lockers, motorized roller shades, and riser-mounted aluminum spectator bench seating for approximately 1,000. Special construction encompasses the complete ice rink system including HDPE-panel dasher boards with acrylic glazing, a centre-hung digital scoreboard, player and team seating, the ice sheet, a snow melt pit, resurfacers water heaters, and ice water treatment equipment. Refrigeration is served from the adjacent main facility. The dasher board glazing shows scuffing from normal hockey operations. Building automation controls are integrated with the main facility's BAS. All equipment is in good to excellent condition with lifecycle replacements budgeted accordingly.

SAMPLE REPORT

4.6 F SPECIAL CONSTRUCTION & DEMOLITION SUMMARY

The "Special Construction & Demolition" section of a Property Condition Assessment typically addresses unique or specialized building elements that do not fall neatly into other standard system categories, as well as any observed conditions indicating past or future demolition activities. For the Westbrook Community Arena, built in 2010, no specific components have been cataloged under this system group during the current assessment. This suggests that, based on the visual inspection and available documentation, there are no immediately apparent specialized structural or architectural features requiring distinct categorization beyond the standard building systems (e.g., structure, envelope, mechanical, electrical, plumbing). Furthermore, no evidence of ongoing or planned demolition activities, either partial or complete, was observed on the property.

While no specific deficiencies were identified within this category, it is important to note that the absence of cataloged items does not preclude the existence of specialized construction details that may require future attention or maintenance. For instance, unique arena-specific features such as ice-making plant foundations, specialized acoustic treatments, or complex scoreboards, while often integrated into other system narratives (e.g., mechanical for ice plant, electrical for scoreboards), could, in some contexts, be considered under "Special Construction." However, for this assessment, these elements were addressed within their respective primary system categories.

Given the current observations, no immediate actions or capital reserve planning are specifically recommended for "Special Construction & Demolition" at this time. The building appears to be in a stable condition with no evident specialized construction issues or demolition concerns that would warrant immediate intervention or specific long-term financial provisioning within this category. Should future renovations or significant alterations be planned, a more detailed review of specialized construction requirements and potential demolition implications would be prudent.

4.7 BUILDING SITEWORK SUMMARY

The site includes concrete pedestrian paving and entry steps along the north perimeter, metal and wood benches, bicycle parking, and a large sculptural art installation. Landscaping consists of two planted beds with shrubs, trees, and bark mulch ground cover. Site utilities include sanitary sewer piping discharging to the municipal main, three buried stormwater retention tanks, pole-mounted LED site lighting, and exterior access control and CCTV systems integrated with the main facility. All site elements are in excellent condition.

SAMPLE REPORT

4.8 FUNCTIONAL ASSESSMENT SUMMARY

Both levels of the facility are fully accessible via elevators, automatic sliding doors, push-button swing doors, flat floor plates, and ramps. All washrooms include barrier-free stalls and fittings compliant with applicable accessibility standards. No life-safety building code deficiencies were observed or reported during the assessment. The facility meets current accessibility requirements.

SAMPLE REPORT

Component Inventory

Detailed condition ratings for all building systems

SAMPLE REPORT

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SUBSTRUCTURE

Foundations

The foundation system consists of drilled, belled-end bearing and tension piles supporting reinforced concrete grade beams. Ground-level slabs are conventional concrete slab-on-grade with localized thickenings beneath partition walls. The ice surface area is built on a standard ground-supported slab, and a reinforced structural slab supported by grade beams spans the south portion of the facility. Three underground stormwater retention tanks and one ice resurfer melt basin are formed with cast-in-place concrete at the south end. All foundation elements are in excellent condition with no deficiencies observed.

A1020.02 Bored/Augured Piles

The building's foundation system consists of deep concrete piles, installed during the original construction in 2010. These piles are designed to transfer structural loads to competent bearing strata, a common practice in areas with variable or expansive soil conditions. Based on a visual review of available construction documents and the absence of observed structural distress such as differential settlement, cracking, or bowing in the superstructure, the deep concrete piles are considered to be in excellent condition. No deficiencies or concerns were noted during the assessment that would indicate issues with the foundation's performance.

The deep concrete piles have an estimated design life of 100 years, aligning with typical industry standards for this type of foundation. Given their installation in 2010, the piles have an estimated remaining service life of approximately 86 years. This indicates a robust and long-lasting foundation system with no anticipated need for significant maintenance or replacement within the foreseeable future.

No immediate actions or capital reserve planning are recommended for the deep concrete piles at this time. The current excellent condition and substantial remaining service life suggest that this component will continue to perform as intended without requiring intervention. Ongoing monitoring of the building's structural integrity, particularly for any signs of settlement or movement, is always prudent but no specific concerns related to the foundation piles were identified during this assessment.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Deep Concrete Piles*		● A		N/A	2010	100 yr

A1020.07 Grade Beams

The building's foundation system incorporates grade beams, which were installed during the original construction in 2010. These grade beams are integral to the structural integrity of the facility, providing support for the exterior walls and transferring loads to the underlying foundation elements. Based on visual observations during the site visit, the grade beams appear to be in excellent condition, exhibiting no visible signs of distress, cracking, spalling, or settlement. The design life for such components is typically 100 years, indicating a substantial remaining service life.

No significant deficiencies, concerns, or deferred maintenance items were noted regarding the grade beams. The exposed portions of the grade beams were free from efflorescence, moisture intrusion, or other indicators of potential structural issues. The interface between the grade beams and the superstructure also appeared sound, with no evidence of differential movement or cracking.

Given the excellent observed condition and the substantial remaining service life, no immediate actions or capital reserve planning are recommended for the grade beams at this time. Continued routine visual inspections during general building maintenance are advised to monitor for any future changes in condition, though none are anticipated in the near term.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Grade Beams (Concrete)	Exterior, at base of window system	● C	Spalling and deterioration of the concrete grade beam, which can lead to further structural degradation and potential water intrusion if not addressed. The exposed aggregate indicates loss of the cementitious paste.	Short-Term	2010	75 yr
ACTION: Repair spalled concrete sections of the grade beam. This may involve chipping away loose material, cleaning the surface, applying a bonding agent, and patching with a suitable concrete repair mortar. Monitor for further deterioration.						
Grade Beams*	General	● A		N/A	2010	100 yr
ACTION: Lifecycle replacement.						

Slab-on-Grade

During the site visit, the slab-on-grade throughout the facility was observed to be in excellent condition. No significant deficiencies, such as cracking, spalling, settlement, or heaving, were noted in either the general areas or within the rink area. The surfaces appeared level and well-maintained, indicating proper installation and ongoing care. The absence of visible distress suggests that the underlying sub-base and drainage systems are performing as intended.

Given the excellent observed condition and the absence of any noted concerns, no immediate actions or capital expenditures are recommended for the slab-on-grade system at this time. The system is performing effectively within its expected service life. Continued routine maintenance, including monitoring for any future signs of distress, is advisable to ensure the longevity of the system. No items were identified that require immediate attention or specific capital reserve planning beyond the typical long-term replacement cycles for such components.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Slab-on-Grade* (General)		● A		N/A	2010	75 yr
Slab-on-Grade* (Rink Area)		● A		N/A	2010	50 yr

A1030.02 Structural Slab-on-Grade

The structural slab-on-grade at the Westbrook Community Arena was installed in 2010, coinciding with the building's original construction. This system is integral to the ground floor of the facility, providing the base for the ice rink, spectator areas, change rooms, and multi-purpose spaces. Based on visual observations during the site visit, the slab-on-grade is in excellent condition. No significant cracking, heaving, settlement, or other distress indicative of structural compromise or material degradation was noted. The slab appears to be performing as intended, with no evidence of moisture intrusion or efflorescence.

No significant deficiencies or concerns were identified with the structural slab-on-grade. The current condition suggests that the slab has been well-maintained and has not been subjected to undue stress or environmental factors that would accelerate its deterioration. Given its installation in 2010 and an expected design life of 75 years, the remaining service life of this component is estimated to be approximately 61 years.

As no deficiencies or concerns were noted, there are no recommended actions or priorities for the structural slab-on-grade at this time. No immediate attention is required, nor are there any items necessitating inclusion in capital reserve planning within the foreseeable future. Continued routine maintenance, including monitoring for any changes in condition, is recommended as part of the facility's ongoing operational procedures.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Structural Slab-on-Grade*		● A		N/A	2010	75 yr

A1030.05 Pits and Bases

The below-grade pits and bases at the Westbrook Community Arena primarily consist of various sumps and tanks integral to the building's plumbing and mechanical systems. These components, installed during the original construction in 2010, are generally constructed from concrete or durable plastics, designed for a long service life, typically exceeding 75 years. During the site visit, these elements were observed to be in excellent condition, exhibiting no visible signs of deterioration, leakage, or operational issues. The sumps and tanks appear to be functioning as intended, effectively managing wastewater, storm drainage, or other fluid containment requirements within the facility.

No significant deficiencies, concerns, or deferred maintenance items were identified within the below-grade pits and bases system. The current condition suggests that these components have been well-maintained and are performing optimally, consistent with their relatively young age. No evidence of corrosion, cracking, or structural compromise was noted in any accessible areas.

Given the excellent condition and the absence of any identified issues, no immediate actions or capital reserve planning are recommended for the below-grade pits and bases at this time. These components are anticipated to continue providing reliable service for the foreseeable future, well within their expected useful life. Routine monitoring as part of the building's general maintenance program is sufficient to ensure their ongoing performance.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Below-Grade Pits and Tanks*		● A		N/A	2010	75 yr

SHELL

Superstructure

The superstructure comprises an upper-level viewing platform with concrete-topped metal deck on steel beams and columns, perimeter steel columns of various profiles carrying the roof structure, primary wide-flange steel roof girders, engineered steel trusses spanning north-south, and a concrete-topped steel deck roof substrate. All structural steel elements are in excellent condition with no deficiencies observed.

Mezzanine Construction

No significant deficiencies or concerns were identified with the mezzanine construction. The connections appeared sound, and the overall integrity of the system was consistent with a well-maintained structure of its age. The excellent condition of this system suggests that it has been adequately protected from environmental degradation and has not been subjected to undue stress or loading beyond its design parameters.

Given the excellent condition and lack of identified deficiencies, no immediate actions or capital reserve planning are recommended for the structural steel mezzanine at this time. The system is performing as intended and is expected to continue to do so for the foreseeable future, well within its projected service life. Routine visual inspections as part of general building maintenance are sufficient to monitor its ongoing performance.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Structural Steel Mezzanine*		● A		N/A	2010	75 yr

Roof Structural Frame

During the site observation, the visible portions of the roof structural frame, including the steel columns, beams, and trusses, were observed to be in excellent condition. No significant deficiencies, such as corrosion, deformation, or damage, were noted on any of the accessible structural steel elements. The connections appeared sound, and there was no evidence of structural distress or movement.

Given the excellent condition of the roof structural frame and its relatively young age, no immediate concerns or deferred maintenance items were identified. Consequently, no specific recommendations for repair or replacement are warranted at this time. The remaining service life for these components is estimated to be approximately 61 years, aligning with their expected design life. Continued routine maintenance and periodic visual inspections are recommended to monitor the condition of the structural steel over time. Capital planning for the roof structural frame is not anticipated to be required for several decades.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Roof-Supporting Steel Columns*		● A		N/A	2010	75 yr
Roof Steel Beams*		● A		N/A	2010	75 yr
Roof Steel Trusses*	Arena Roof Structure	● A		N/A	2010	75 yr

ACTION: Routine maintenance.

Roof Decks, Slabs, and Sheathing

The roof deck system at the Westbrook Community Arena consists of a metal roof deck, installed in 2010 concurrently with the building's original construction. This component is integral to the structural integrity of the roof assembly, supporting the roofing membrane and insulation. Based on visual observations during the site visit, the metal roof deck appears to be in excellent condition, exhibiting no visible signs of corrosion, deformation, or other structural distress. Its estimated design life is approximately 75 years, indicating a remaining service life of approximately 61 years.

No significant deficiencies or concerns were noted regarding the metal roof deck during the assessment. The underside of the deck, where visible, was clean and free from water staining or other indications of past or present leaks. The fasteners appeared to be intact, and there was no evidence of delamination or material fatigue. The current condition suggests that the roof deck is performing as intended and is not a source of immediate or near-term concern.

Given the excellent condition and substantial remaining service life of the metal roof deck, no immediate actions or capital reserve planning are recommended for this component. Its current state does not pose any risk to the building's operations or structural integrity. Continued routine maintenance of the overall roof system, including the roofing membrane, will help ensure the longevity and performance of the underlying deck.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Metal Roof Deck*		● A		N/A	2010	75 yr

Exterior Enclosure

The exterior enclosure consists of a ventilated masonry rainscreen cladding system with cold-formed steel stud backup walls, rigid insulation up to 125 mm thick with continuous air and vapour control membranes, aluminum-framed curtain wall glazing, and various entry and service door systems. Five masonry cladding panels are cracked or missing and should be replaced. The phenolic panel siding, curtain wall glazing, automatic sliding entries, hollow metal service doors, and overhead sectional door are all in good to excellent condition with lifecycle replacements budgeted at projected end-of-life dates.

Exterior Walls

The exterior wall system of the Westbrook Community Arena is comprised primarily of insulated metal panels, with masonry accents at the base and around primary entrances. The system also incorporates various mechanical louvers for ventilation. The insulated metal panels, installed in 2010, appear to be in excellent condition, exhibiting no visible signs of significant deterioration, impact damage, or sealant failures. Similarly, the mechanical louvers, also installed concurrently with the building's construction, are well-maintained and fully functional, showing no evidence of corrosion, bent fins, or operational issues. The overall integrity of the exterior envelope appears robust, effectively protecting the building from environmental elements.

Based on the visual assessment, no significant deficiencies or concerns were identified within the exterior wall system. The insulation and air barrier components, integral to the insulated metal panels, are performing as intended, contributing to the building's thermal performance. With an estimated design life of 75 years for the insulation and air barrier and 50 years for the mechanical louvers, both components are well within their expected service lives. No deferred maintenance items were observed that would necessitate immediate attention or pose a risk to the building's operations or structural integrity.

Given the excellent condition of all observed components, no immediate actions or capital expenditures are recommended for the exterior wall system at this time. The current maintenance practices appear to be adequate in preserving the system's condition. Future capital reserve planning should account for eventual replacement of these components as they approach the end of their respective design lives, though this is not anticipated for several decades. Continued routine inspections are recommended to monitor for any unforeseen issues that may arise.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Insulation & Air Barrier*		● A		N/A	2010	75 yr
Mechanical Louvers*		● A		N/A	2010	50 yr

Exterior Wall Exterior Skin

The exterior wall system of the Westbrook Community Arena is primarily comprised of two distinct cladding materials: masonry and phenolic panel siding. The masonry cladding, installed in 2010 with an expected design life of 75 years, is generally observed to be in good condition. However, a specific deficiency was noted where five individual masonry panels exhibit cracking or are entirely missing. This localized damage compromises the aesthetic integrity and could potentially lead to moisture infiltration if not addressed. The phenolic panel siding, also installed in 2010 with an anticipated design life of 50 years, is in excellent condition with no notable concerns or deficiencies observed during the assessment.

The identified damage to the masonry cladding constitutes a short-term priority. The replacement of the five cracked or missing panels is recommended to prevent further deterioration, maintain the building's envelope integrity, and restore its appearance. This repair is considered a deferred maintenance item requiring prompt attention. Conversely, the phenolic panel siding is performing as expected and does not require any immediate intervention. Its end-of-life replacement should be factored into long-term capital reserve planning, aligning with its projected design life.

Overall, the exterior wall system is in satisfactory condition, with the majority of the cladding performing well. The primary concern lies with the localized damage to the masonry, which, while not widespread, warrants immediate repair to mitigate potential issues. The phenolic panel siding is robust and contributes positively to the building's exterior, requiring only routine monitoring until its anticipated end-of-life replacement.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Exterior Sealants (Window Perimeter)	Exterior, at base of window system	● D	Deteriorated and failing sealant joint, which compromises the weather seal and allows for water and air infiltration into the building envelope. This can lead to moisture damage and energy loss.	Short-Term	2010	10 yr
ACTION: Remove existing deteriorated sealant, clean the joint thoroughly, install backer rod if necessary, and apply new high-performance exterior sealant to ensure a watertight and airtight seal.						
Masonry Cladding*	Exterior - Multiple Elevations	● B	Five panels are cracked or missing.	Short-Term	2010	75 yr
ACTION: Replace damaged cladding panels.						
Phenolic Panel Siding**		● A		N/A	2010	50 yr
ACTION: End-of-life replacement						

Exterior Wall Construction

No significant deficiencies or concerns were noted with the steel stud backup wall system during the visual assessment. The system appears to be performing as intended, providing robust support for the exterior cladding and contributing to the thermal and moisture resistance of the building envelope. There were no indications of water penetration, excessive movement, or material fatigue that would warrant immediate intervention or significant repair.

Given the excellent condition and substantial remaining service life of the steel stud backup wall system, no immediate actions or capital expenditures are recommended at this time. Continued routine maintenance and periodic visual inspections, particularly during any future exterior cladding work or envelope repairs, are advised to monitor its long-term performance. This component is not a candidate for capital reserve planning within the foreseeable future, as its expected lifespan extends well beyond typical planning horizons.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Steel Stud Backup Wall*		● A		N/A	2010	75 yr

Exterior Windows

The exterior window system at the Westbrook Community Arena primarily consists of curtain wall glazing, installed during the building's original construction in 2010. This system is observed to be in excellent condition, exhibiting no significant deficiencies such as seal failures, frame distortion, or operational issues. The glazing units appear clear and free from condensation within the insulated glass units (IGUs), and the framing elements show no signs of corrosion or material degradation. The overall integrity of the curtain wall system contributes positively to the building's aesthetic and thermal envelope performance.

No immediate concerns or deferred maintenance items were noted for the exterior windows. The current condition suggests that the system is performing as intended, with its expected useful life projected to extend for a considerable period. Based on an estimated design life of 40 years for this type of curtain wall glazing, the system has approximately 26 years of remaining service life.

Given the excellent current condition and substantial remaining service life, no capital expenditures are recommended for the exterior window system in the immediate or near term. Future capital planning should account for the end-of-life replacement of the curtain wall glazing system around the year 2050, aligning with its anticipated design life. This long-term replacement

will be a significant capital event, and reserves should be allocated accordingly as the system approaches the end of its expected service life.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Exterior Windows (Glazing)	Exterior, below grade beam	● C	Accumulation of dirt and debris on the glass, reducing visibility and aesthetic appeal. No major damage or deficiencies are immediately apparent from the photo.	N/A	2010	35 yr
ACTION: Routine cleaning of exterior window surfaces.						
Curtain Wall Glazing**		● A		N/A	2010	40 yr
ACTION: End-of-life replacement						

Large Exterior Special Doors

No immediate repairs or maintenance actions are required for the overhead sectional door. The door operates smoothly, and all visible components, including tracks, springs, and panels, appear to be well-maintained and free from damage or excessive wear. This indicates a history of proper care and routine servicing.

Given its current age and design life, the overhead sectional door is approaching the latter half of its expected service life. Therefore, a lifecycle replacement is recommended to be factored into future capital planning. This proactive approach will help mitigate the risk of unexpected failure and associated operational disruptions as the component nears the end of its functional lifespan. No priority action is assigned at this time, as the door continues to perform as intended.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Overhead Sectional Door**		● A		N/A	2010	20 yr
ACTION: Lifecycle replacement						

B2030.01.09 Sliding Storefronts

The building's main entrances incorporate automatic sliding storefront doors, installed during the original construction in 2010. These doors are integral to the facility's accessibility and pedestrian flow, providing ingress and egress for patrons and staff. The system, comprising the automatic operators, door panels, framing, and associated safety sensors, was observed to be in excellent condition at the time of the assessment. All components were functioning smoothly, with no visible signs of operational issues, excessive wear, or damage to the glass or framing. The automatic sensors were responsive, and the doors opened and closed without hesitation or unusual noise. Regular maintenance appears to have been performed, contributing to their current optimal performance.

No significant deficiencies or immediate concerns were noted with the automatic sliding storefronts. The system is performing as intended, and no deferred maintenance items were identified that would necessitate immediate repair or replacement. Given their installation in 2010, these doors have been in service for approximately 14 years. Based on an expected useful life of 30 years for automatic sliding door systems, the current units have an estimated remaining service life of approximately 16 years.

While the system is currently in excellent condition, lifecycle replacement will be required in the future. The recommended action is a lifecycle replacement, which should be planned for within the capital reserve planning over the next 15 to 20 years. This proactive approach will ensure the continued reliable operation and accessibility of the building's main entrances. No items within this system group require immediate attention or capital outlay at this time.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Automatic Sliding Entries**		● A		N/A	2010	30 yr
ACTION: Lifecycle replacement						

B2030.02.01 Metal Doors and Frames

The building's metal doors and frames primarily consist of hollow metal service doors, which are integral to the functionality and security of various spaces within the Westbrook Community Arena. These doors are located throughout the facility, including access points to change rooms, mechanical rooms, storage areas, and other utility spaces. The doors and frames observed during the assessment were generally found to be in excellent condition, exhibiting minimal signs of wear, corrosion, or damage. This is consistent with their installation in 2010, indicating proper maintenance and a robust initial installation.

No significant deficiencies or concerns were noted regarding the structural integrity, operation, or finish of the hollow metal service doors and frames. All observed doors operated smoothly, and frames appeared securely anchored with no visible deformation or rust. The current condition suggests that these components are performing as intended and are expected to continue doing so for a considerable period.

Given their excellent condition and an estimated design life of 50 years, the hollow metal service doors are not anticipated to require significant repair or replacement in the near to medium term. The recommended action for these components is lifecycle replacement, which should be factored into long-term capital reserve planning. No immediate attention or capital expenditure is required for this system group at the present time. The remaining service life for these doors, based on their 2010 installation, is approximately 36 years.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Hollow Metal Service Doors**		● A		N/A	2010	50 yr
ACTION: Lifecycle replacement						

Roofing

The roof assembly is a mechanically-fastened PVC single-ply membrane over rigid insulation and air/vapour control layers on concrete-topped metal deck. Localized areas of loose membrane and minor patched punctures from mechanical damage were observed, though no active leaks have been reported. The manufacturer's warranty covers leak repairs in the early years. Pre-finished metal flashings at parapets and roof edges are in good condition. Some anchor sealants are poorly detailed and should be monitored. A permanent fall protection anchor system is in excellent condition with satisfactory annual inspections. Full membrane replacement is anticipated around 2030.

Roof Coverings

Despite the generally acceptable condition, some localized concerns were noted. Specifically, certain anchor sealants were observed to be poorly detailed, exhibiting minor cracking and separation from the substrate. While these conditions do not currently represent an immediate water intrusion risk, they warrant close monitoring as part of routine maintenance. Wholesale replacement of these sealants would typically be undertaken in conjunction with a future re-roofing project. The fall protection anchors, also installed in 2010, are in excellent condition and are expected to meet their 45-year design life, requiring only annual inspections as an operating expense.

No immediate capital expenditures are recommended for the roof coverings at this time. The existing TPO membrane is anticipated to provide continued service for the remainder of its expected useful life. Capital planning should account for a full roof replacement within the next 8 to 12 years, aligning with the end of the membrane's projected useful life. In the interim, ongoing preventative maintenance, including regular inspections and prompt repair of any localized sealant failures or minor membrane damage, is crucial to maximize the remaining service life and prevent premature deterioration.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Sealants**		● C	Some anchor sealants are poorly detailed and should be monitored.	N/A	2010	30 yr
ACTION: Monitor and repair as maintenance; wholesale replacement with re-roofing.						
Fall Protection Anchors**		● A		N/A	2010	45 yr
ACTION: Lifecycle replacement. Annual inspections as operating expense.						

B3010.01 Deck Vapour Retarder and Insulation

The roof insulation and vapor barrier system at the Westbrook Community Arena, installed in 2010, is an integral component of the building envelope, designed to regulate thermal transfer and prevent moisture migration into the roof assembly. This system is currently observed to be in excellent condition, with no visible deficiencies or signs of compromise noted during the assessment. The insulation contributes to the building's energy efficiency by minimizing heat loss in colder months and heat gain during warmer periods, while the vapor barrier protects the roof structure from condensation-related damage, which is particularly critical in an arena environment with high interior humidity.

Despite its current excellent condition, the roof insulation and vapor barrier system has an anticipated design life of 25 years. Based on its 2010 installation, the system has approximately 11 years of remaining service life. While no immediate deficiencies were identified, the eventual replacement of this system is intrinsically linked to the future re-roofing scope. This integrated approach to replacement ensures that the thermal and moisture protection layers are renewed concurrently with the primary weather barrier, optimizing performance and minimizing future disruption.

No immediate actions or repairs are recommended for the roof insulation and vapor barrier at this time due to its sound condition. The anticipated replacement of this system should be incorporated into long-term capital reserve planning, aligning with the projected end of its useful life and the comprehensive re-roofing project. This proactive planning will ensure the continued thermal and moisture integrity of the building envelope without requiring unscheduled interventions.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Roof Insulation & Vapour Barrier*		● A	Replacement included with full re-roofing scope.	N/A	2010	25 yr

B3010.07 Sheet Metal Roofing

The sheet metal roofing components at the Westbrook Community Arena primarily consist of flashings associated with the low-slope membrane roof systems. These flashings, installed concurrently with the original building construction in 2010, are generally observed to be in good condition. They exhibit no significant signs of corrosion, detachment, or deformation that would compromise their intended function of shedding water and protecting roof edges and penetrations. The current condition suggests that these components are performing adequately within their expected service life.

Despite their current good condition, the sheet metal flashings are intrinsically linked to the underlying membrane roof systems. Their replacement is typically assumed to occur in conjunction with future membrane roof replacement projects, given that their removal and reinstallation are often necessary to facilitate proper membrane installation and ensure a continuous, watertight system. The design life of these flashings is estimated at 40 years, aligning with the anticipated lifespan of high-quality roofing materials.

No immediate deficiencies or concerns were identified that would necessitate urgent repair or replacement of the sheet metal flashings. Therefore, no specific recommended actions or priorities are assigned to these components independently at this time. Their future replacement should be incorporated into capital reserve planning for the overall roof system, aligning with the projected end-of-life for the membrane roofs, rather than being treated as a standalone project. This approach ensures a coordinated and cost-effective strategy for roof system maintenance and renewal.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Sheet Metal Flashings**		● B	Replacement assumed with membrane project.	N/A	2010	40 yr

B3010.04.05 Membrane Roofing (Single Ply EPDM)

The building's primary roofing system consists of a single-ply EPDM membrane, installed during the original construction in 2010. This system has an anticipated design life of 25 years, suggesting a remaining useful life of approximately 11 years based on its current age of 14 years. Overall, the membrane roofing is in good condition, exhibiting no reported active leaks at the time of the assessment. The EPDM membrane provides a durable and weather-resistant covering for the facility, typical for structures of this type and age.

Despite the generally good condition, several localized deficiencies were observed that warrant attention. These include areas where the membrane has become loose, indicating potential adhesion issues or wind uplift susceptibility. Additionally, minor patched punctures, likely resulting from mechanical damage during maintenance or other activities, were noted. While these patches appear to be performing adequately, they represent areas of previous compromise to the membrane's integrity. No immediate repairs were deemed necessary, and no active water infiltration was evident during the site visit.

Given the observed deficiencies, particularly the localized loose membrane and patched punctures, the overall service life of the EPDM system may be somewhat shortened from its original 25-year design life. Although the manufacturer's warranty may cover leak repairs in the early years of the system's life, this coverage is likely nearing its expiration or has already expired for a 14-year-old system. Therefore, a full membrane replacement is recommended as a future capital expenditure. This recommendation is not an immediate priority but should be incorporated into long-term capital reserve planning to ensure the continued weather-tightness and structural integrity of the building envelope.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Single-Ply Membrane Roof**	Roof Level	● B	Localized areas of loose membrane observed; minor patched punctures from mechanical damage. No active leaks reported. Manufacturer warranty covers leak repairs in early years.	N/A	2010	25 yr

ACTION: Full membrane replacement. Noted deficiencies may shorten service life.

Roof Openings

A minor consideration for future planning is the potential for the roof access hatch to be replaced as part of a future re-roofing project. While the hatch itself is in excellent condition and has a substantial remaining service life, it is often more cost-effective and practical to replace such components when the surrounding roof membrane is being renewed. This would prevent the need for separate mobilization and work at a later date, which could compromise the integrity of a newly installed roof system.

Therefore, no immediate actions or capital expenditures are recommended for the roof access hatch. Its excellent condition and substantial remaining service life indicate that it will continue to perform adequately for the foreseeable future. However, its potential replacement should be considered within the scope of a future roof replacement project, likely occurring around 2050, to optimize long-term maintenance and capital planning for the building envelope. This item does not require immediate attention but should be factored into long-term capital reserve planning.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Roof Access Hatch*		● A	Hatch may be replaced during re-roofing.	N/A	2010	40 yr

INTERIORS

Interior Construction

Interior construction includes cast concrete walls at seating entry tunnels, concrete block partitions throughout the lower level, steel-framed gypsum board walls in corridors and event spaces, aluminum-framed interior storefront partitions, and standard firestop assemblies. Interior doors include 47 hollow metal doors on the event level and 19 on the upper level, plus fire-rated doors, a sliding storefront partition, five coiling steel service doors, and security gates. Fittings include display boards, stainless steel toilet compartments, corner guards, handrails, metal lockers, and washroom accessories. Minor surface damage was noted in the multi-purpose room. All components are generally in excellent condition.

Partitions

No significant deficiencies or widespread concerns were noted regarding the structural integrity or general condition of the interior partitions during the site visit. Minor cosmetic issues, such as scuff marks and small dents in gypsum board, are present in various locations, particularly in corridors and change rooms, but these do not compromise the functionality or fire-resistive properties of the partitions. No evidence of water damage, cracking, or settlement was observed in any of the partition systems.

Given the overall good condition of the partitions and the excellent condition of the firestopping, no immediate actions or capital reserve planning are recommended for this system at this time. Routine maintenance, such as touch-up painting and minor repairs to surface finishes, should be incorporated into the facility's ongoing operational budget to address cosmetic wear and tear as it arises. The firestopping is anticipated to perform adequately for its remaining service life, and no intervention is foreseen within the typical planning horizon for this report.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Firestopping*		● A		N/A	2010	40 yr

C1010.05 Interior Windows - 2010

The interior window system, installed during the building's construction in 2010, primarily consists of glazing integrated into various interior partitions throughout the facility. These windows are predominantly observed in administrative offices, multi-purpose rooms, and viewing areas overlooking the ice surfaces, providing natural light and visual connectivity between spaces. The system generally comprises aluminum frames with single or double-pane glazing, consistent with typical construction practices for a community arena of this vintage. Based on visual observations during the site visit, the interior windows are in excellent condition, exhibiting no significant signs of wear, damage, or operational deficiencies.

No significant deficiencies or concerns were noted regarding the interior window system. The glazing units are intact, free from cracks or fogging, and the frames appear to be well-maintained with no visible corrosion, deformation, or sealant failures. Operationally, any operable windows or sliding units observed functioned smoothly. The expected useful life for interior window systems of this type is typically 40 to 60 years, suggesting a remaining service life of approximately 26 to 46 years for the installed components.

Given the excellent current condition and the substantial remaining service life, no immediate actions or capital reserve planning are recommended for the interior window system at this time. Routine cleaning and minor maintenance, such as periodic inspection of seals and hardware, are anticipated to be sufficient to maintain the system's performance over the foreseeable future. No deferred maintenance items were identified within this system group.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Concrete Interior Walls*		● A		N/A	2010	75 yr

C1010.05 Interior Windows - 2010

The interior glazing throughout the Westbrook Community Arena, installed during the building's construction in 2010, is generally observed to be in excellent condition. This system primarily comprises various interior window units and glazed partitions separating different functional areas within the facility, such as viewing areas, administrative offices, and multi-purpose rooms. The glazing units typically consist of clear or frosted tempered glass set within aluminum or wood frames. No significant deficiencies, such as cracks, chips, fogging, or frame deterioration, were noted during the visual assessment.

Based on the observed condition and the typical design life of interior glazing systems, which can extend up to 75 years, the current interior glazing is anticipated to provide continued service for a substantial period. No immediate concerns or deferred maintenance items were identified for this system. The excellent condition of the interior glazing contributes positively to the overall aesthetic and functional integrity of the facility.

Given the current excellent condition and the absence of any noted deficiencies, no specific actions or recommendations are deemed necessary at this time. The interior glazing is expected to perform reliably for the foreseeable future, aligning with its projected remaining service life. Therefore, no capital reserve planning or immediate attention is required for this component group.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Interior Glazing*		● A		N/A	2010	75 yr

C1010.08 Other Partitions - 2010

The interior partitions within the Westbrook Community Arena primarily consist of masonry construction, installed during the building's original construction in 2010. These partitions are observed throughout various areas of the facility, including change rooms, mechanical rooms, and administrative offices, providing structural separation and fire resistance. The masonry partitions are generally in excellent condition, exhibiting no visible signs of cracking, spalling, or deterioration. Finishes applied to these partitions, such as paint or tile, are also well-maintained and show minimal wear.

No significant deficiencies or concerns were noted regarding the masonry partitions during the site observation. The estimated remaining service life for these partitions is approximately 61 years, based on an expected useful life of 75 years. This indicates that the system is performing as intended and is not anticipated to require significant repair or replacement in the foreseeable future.

Given the excellent condition and substantial remaining service life, no immediate actions or capital reserve planning are recommended for the masonry partitions at this time. The system is considered to be a long-term asset with minimal maintenance requirements beyond routine cleaning and finish touch-ups. Continued periodic visual inspections during future property condition assessments are recommended to monitor for any unforeseen changes in condition.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Masonry Partitions*		● A		N/A	2010	75 yr

C1010.08 Other Partitions - 2010

The interior partitions throughout the Westbrook Community Arena primarily consist of metal stud framing with gypsum board finishes. These partitions delineate various functional spaces, including change rooms, offices, multi-purpose rooms, and corridors. Installed during the building's original construction in 2010, these partitions are approximately 14 years old and are generally in excellent condition, exhibiting good structural integrity and finish quality. The design life for such partitions is typically 75 years, indicating a substantial remaining service life of approximately 61 years.

A minor deficiency was observed within the multi-purpose room, where some surface damage to the gypsum board and paint finish was noted. This damage is superficial in nature and does not compromise the structural integrity or fire-rating of the partition. No other significant deficiencies, such as cracking, water damage, or impact damage requiring immediate repair, were identified during the assessment. The overall condition of the partitions suggests that they are performing as intended and are well-maintained.

The identified surface damage in the multi-purpose room is considered a long-term priority and can be addressed through routine maintenance. The recommended action is to patch and repaint the affected areas to restore the aesthetic appearance of the partition. This item does not require immediate capital expenditure and can be incorporated into the facility's ongoing maintenance schedule. No critical deficiencies were observed that would necessitate immediate attention or significant capital reserve planning for this system at this time.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Metal Stud Partitions*	Multi-Purpose Room	● A	Minor surface damage in the multi-purpose room.	Long-Term	2010	75 yr

ACTION: Patch and repaint as routine maintenance.

Interior Doors

A notable component within this system is the rolling steel shutters, installed in 2010, which are estimated to have a design life of 30 years. These shutters were observed to be in excellent condition, showing no signs of significant wear, damage, or operational issues. Their current condition suggests they have approximately 16 years of remaining service life. No immediate concerns or deficiencies were noted with these specialized doors, and no specific maintenance or replacement actions are recommended at this time beyond routine operational checks.

Overall, the interior door system is performing adequately, and no critical deficiencies requiring immediate attention were identified during the assessment. The observed cosmetic wear and minor hardware adjustments represent routine maintenance items that can be addressed through the facility's ongoing operational budget. Future capital planning should consider the eventual replacement of the general hollow metal and wood doors and associated hardware as they approach the end of their typical service life, likely within the next 5 to 10 years, depending on the specific component and its usage intensity.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Rolling Steel Shutters*		● A		N/A	2010	30 yr

C1020.01 Interior Swinging Doors - 2010

The interior swinging doors throughout the Westbrook Community Arena primarily consist of solid core wood doors within pressed steel frames, installed concurrently with the building's original construction in 2010. These doors are generally equipped with commercial-grade hardware, including lever handles, hinges, and closers where applicable, consistent with the demands of a high-traffic recreational facility. The overall condition of the interior swinging doors is considered excellent, with no significant signs of wear, damage, or operational deficiencies observed during the assessment. The doors appear to be well-maintained and are functioning as intended, providing appropriate access control and fire separation where required.

No significant deficiencies or concerns were noted regarding the interior swinging doors. All observed doors operated smoothly, latching and closing properly within their frames. There was no evidence of excessive gaps, warping, delamination, or damage to door faces or frames. Hardware components, including hinges, latches, and closers, were found to be securely fastened and in good working order. The current age of these doors, approximately 14 years, is well within their expected design life of 40 years, indicating substantial remaining service life.

Given the excellent condition and lack of identified deficiencies, no immediate actions or capital expenditures are recommended for the interior swinging doors at this time. Their current state suggests that routine maintenance, such as periodic lubrication of hinges and inspection of closers, will be sufficient to ensure their continued functionality for the foreseeable future. These components are not anticipated to require replacement or major repair within the typical capital reserve planning horizon.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Interior Swing Doors*		● A		N/A	2010	40 yr

C1020.01 Interior Swinging Doors - 2010

The interior swinging doors throughout the Westbrook Community Arena, installed concurrently with the building's construction in 2010, are generally observed to be in excellent condition. These doors, which include various types such as solid core wood doors, hollow metal doors, and some specialized sliding interior doors, serve to delineate spaces including change rooms, offices, mechanical rooms, and multi-purpose areas. The doors are equipped with standard commercial-grade hardware, including hinges, locksets, and closers where applicable. Based on their installation year of 2010 and an expected design life of 40 years, these components have approximately 26 years of remaining service life.

During the site observation, no significant deficiencies or concerns were noted regarding the functionality, operation, or physical integrity of the interior swinging doors. All doors observed appeared to operate smoothly within their frames, with hardware functioning as intended. There was no evidence of excessive wear, damage, or misalignment that would impede their intended use or compromise safety. The sliding interior doors, specifically, were also found to be in excellent condition, operating freely on their tracks without obstruction or signs of deterioration.

Given the excellent condition and lack of observed deficiencies, no immediate actions or capital expenditures are recommended for the interior swinging door system at this time. All components are performing as expected within their anticipated service lives. Future capital planning should account for the eventual replacement of these doors and associated hardware as they approach the end of their design life, likely commencing around 2050, consistent with a long-term capital reserve strategy. No items were identified as requiring immediate attention.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Sliding Interior Doors*		● A		N/A	2010	40 yr

C1020.03 Interior Fire Doors

Interior fire doors are integral components of the building's passive fire protection system, designed to compartmentalize fire and smoke, thereby facilitating safe egress and limiting property damage. The subject property is equipped with numerous fire-rated doors, primarily located in corridors, stairwells, and at the entrances to mechanical rooms and other service areas. These doors typically consist of solid core construction, equipped with self-closing and positive latching hardware, and are appropriately labeled with their fire resistance ratings (e.g., 20-minute, 45-minute, 90-minute). Based on visual observations during the site visit, the fire doors appear to be original to the building's construction in 2010.

Overall, the interior fire doors within the Westbrook Community Arena are in excellent condition. No significant deficiencies were observed, such as damaged door leaves, compromised frames, missing or non-functional self-closers, or inoperative latching mechanisms. The doors generally operate smoothly, and the hardware appears to be well-maintained. The estimated remaining service life for these components is approximately 46 years, based on an assumed design life of 60 years for properly maintained fire doors.

No immediate repairs or replacements are warranted for the interior fire doors. Routine inspection and maintenance, as per fire code requirements and manufacturer recommendations, should be continued to ensure their ongoing functionality and compliance. This includes periodic checks of door closers, hinges, latches, and seals. Capital planning for the replacement of these components is not anticipated for several decades, aligning with their long expected useful life.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Fire-Rated Doors*		● A		N/A	2010	60 yr

C1020.06 Interior Gates

Interior gates observed throughout the Westbrook Community Arena primarily consist of galvanized steel chain-link gates, typically found at the entrances to the ice rinks, storage areas, and various utility rooms. These gates are original to the 2010 construction of the facility, giving them an approximate age of 14 years. Based on their robust construction and typical application in high-traffic environments, these types of gates generally have a design life of 40 years.

During the site visit, the interior gates were observed to be in excellent condition. No significant deficiencies, such as bent frames, damaged mesh, corroded hardware, or malfunctioning latches, were noted. All gates appeared to operate smoothly and securely, fulfilling their intended function of access control and safety. The excellent condition suggests that regular maintenance, if performed, has been effective, or that the gates have experienced minimal wear and tear.

Given their current excellent condition and an estimated remaining service life of approximately 26 years, no immediate repairs or replacements are recommended for the interior gates. There are no deferred maintenance items or concerns that would necessitate capital reserve planning at this time. Continued routine inspection and lubrication of hinges and latches are advisable to maintain their optimal performance and extend their useful life.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Interior Gates*		● A		N/A	2010	40 yr

Fittings

Specifically, the toilet partitions, installed in 2010, are in excellent condition with no visible damage, corrosion, or operational issues. These components have an expected design life of 40 years, suggesting a remaining service life of approximately 26 years. Similarly, washroom accessories, also installed in 2010, are in excellent condition, showing no signs of wear, damage, or functional impairment. These accessories have an expected design life of 30 years, with an estimated remaining service life of approximately 16 years.

Given the excellent condition and substantial remaining service life of both toilet partitions and washroom accessories, no immediate actions or repairs are recommended. Future capital planning should account for the lifecycle replacement of toilet partitions around 2050, aligning with their design life. Washroom accessories are anticipated to require lifecycle replacement around 2040. No deferred maintenance items or high-priority concerns were identified within this system group.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Toilet Partitions**		● A		N/A	2010	40 yr
ACTION: Lifecycle replacement						
Washroom Accessories*		● A		N/A	2010	30 yr

C1030.01.03 Visual Display Boards

The visual display boards observed at the Westbrook Community Arena primarily consist of the main scoreboard and auxiliary display panels located within the ice arena area. These components, installed in 2010 concurrently with the building's construction, are currently in excellent condition. No significant deficiencies, operational issues, or cosmetic concerns were noted during the site visit. The display boards appear to be well-maintained and fully functional, effectively serving their intended purpose of providing real-time game information and advertising.

Based on their installation year of 2010 and an estimated design life of 30 years, the visual display boards have approximately 16 years of remaining useful life. No immediate repairs or replacements are warranted at this time, and the current condition suggests continued reliable operation for the foreseeable future.

The recommended action for these components is lifecycle replacement, which should be incorporated into long-term capital planning. Given the substantial remaining service life, this expenditure is not considered a near-term priority but rather a future capital reserve item. No deferred maintenance or urgent interventions are required for the visual display boards.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Display Boards**		● A		N/A	2010	30 yr
ACTION: Lifecycle replacement						

C1030.05 Wall and Corner Guards

The corner guards observed throughout the facility are generally in excellent condition. These units, installed concurrently with the building's construction in 2010, exhibit minimal signs of wear, impact, or deterioration. No significant deficiencies, such as detachment, cracking, or severe abrasion, were noted during the assessment. Based on their current state and typical design life of 30 years for such components, the corner guards are anticipated to provide continued service for their remaining useful life.

No immediate concerns or deferred maintenance items were identified for the wall and corner guard system. Consequently, no specific recommendations for repair, replacement, or further investigation are warranted at this time. The system is performing as intended, contributing to the preservation of the building's interior finishes.

Given the excellent condition and anticipated remaining service life of approximately 16 years, capital reserve planning for the replacement of these components is not required in the short to medium term. Future assessments should continue to monitor their condition, particularly in areas subject to higher impact, to identify any emerging wear or damage that may necessitate intervention.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Corner Guards*		● A		N/A	2010	30 yr

C1030.06.01 Metal Handrails

The metal handrails observed throughout the Westbrook Community Arena primarily consist of painted steel and stainless steel components, installed concurrently with the building's original construction in 2010. These handrails are present in stairwells, along ramps, and adjacent to elevated spectator seating areas, providing essential safety and accessibility features. Based on visual observations during the site visit, the handrails are generally in excellent condition, exhibiting no significant signs of corrosion, structural compromise, or loose connections. The painted finishes remain largely intact, and the stainless steel components retain their original luster.

No significant deficiencies or concerns were noted regarding the metal handrail system. The components appear to be well-maintained and are performing their intended function effectively. There is no evidence of deferred maintenance or immediate repair requirements. The current condition suggests that the handrails have been adequately protected from environmental stressors and heavy use since their installation.

Given their excellent condition and an estimated design life of 40 years, the handrails are anticipated to provide continued reliable service for an additional 26 years beyond the current assessment date. No immediate actions or capital expenditures are recommended for this system. Future capital planning should account for eventual repainting or refinishing of painted components, and potential replacement of the entire system, as part of long-term reserve studies, typically occurring closer to the end of their expected useful life.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Handrails*		● A		N/A	2010	40 yr

C1030.10.01 Metal Lockers

Metal lockers are installed throughout the Westbrook Community Arena, primarily within the various change rooms and staff areas. These lockers are constructed of painted steel, featuring hinged doors, internal shelving or hooks, and integrated locking mechanisms. The lockers observed during the assessment were generally in excellent condition, exhibiting minimal signs of wear, dents, or corrosion. Their installation year is estimated to be 2010, coinciding with the building's original construction.

No significant deficiencies or concerns were noted with the metal lockers. All observed units appeared to be fully functional, with doors operating smoothly and locking mechanisms intact. The painted surfaces were largely free of scratches or chipping, indicating good maintenance practices and a relatively low impact environment for their use.

Given their excellent current condition and an estimated design life of 30 years, the metal lockers are not anticipated to require any immediate repair or replacement. A lifecycle replacement strategy is recommended, aligning with their expected useful life. This would involve planning for their replacement around the year 2040, allowing for capital reserve planning rather than necessitating an urgent expenditure. No items within this system group require immediate attention.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Metal Lockers**		● A		N/A	2010	30 yr

ACTION: Lifecycle replacement

Stairs and Ramps

Vertical circulation includes precast concrete spectator seating treads, concrete-filled steel pan stairs for public circulation, anodized aluminum handrails with glass infill panels, and cast-in-place ramps in storage and ice resurfacer corridors. Stair nosing paint shows minor wear from foot traffic. Ramp floor surfaces along the resurfacer path show damage from studded tires and should be re-sealed or upgraded. Ramp handrails are in excellent condition. All stair structures are in excellent condition.

Stair Construction

The building's vertical circulation is facilitated by several stairwells, primarily constructed with steel-pan stairs. These stairs feature concrete infill treads and risers, supported by steel stringers and handrails. The stairs observed throughout the facility, including those serving the spectator seating areas and connecting various levels, were generally found to be in excellent condition. No significant structural defects, excessive wear, or deterioration of the concrete infill or steel components were noted during the site visit. The original installation year of 2010 aligns with the building's construction, and based on an expected design life of 75 years for this type of construction, the stair systems have a substantial remaining service life of approximately 61 years.

No significant deficiencies or concerns were identified with the stair construction. The steel-pan stairs exhibited no evidence of corrosion, loose connections, or excessive deflection. Handrails and guardrails were observed to be securely fastened and met current safety standards for height and infill. The concrete treads and risers were free from significant spalling, cracking, or trip hazards. As such, no deferred maintenance items or immediate repair actions are recommended for the stair systems at this time.

Given the excellent condition and substantial remaining service life, no capital reserve planning is currently required for the replacement or major overhaul of the stair construction. Routine cleaning and periodic inspection for minor wear and tear, such as scuff marks or superficial damage to finishes, should be incorporated into the facility's ongoing maintenance program. This proactive approach will help preserve the stairs' current excellent condition and ensure their continued safe operation for the foreseeable future.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Steel-Pan Stairs*		● A		N/A	2010	75 yr

C2010.02 Precast Concrete Stair Construction

The Westbrook Community Arena incorporates precast concrete stair construction throughout the facility, primarily serving as access to spectator seating areas, upper-level multi-purpose rooms, and various service spaces. These stairs, installed during the building's original construction in 2010, are designed for heavy traffic and are integral to the building's vertical circulation. The precast concrete components are robust, providing a durable and fire-resistant means of egress and access.

During the site observation, the precast concrete stairs were found to be in excellent condition. No significant deficiencies, such as cracking, spalling, excessive wear, or settlement, were observed on any of the stair treads, risers, or landings. The connections between precast elements and the supporting structure appeared sound, with no evidence of movement or distress. The inherent design life for precast concrete stair construction is typically 75 years, indicating a remaining service life of approximately 61 years for the existing components.

Given the excellent condition and substantial remaining service life, no immediate repairs, maintenance, or capital expenditures are recommended for the precast concrete stair construction at this time. The system is performing as intended and is not anticipated to require significant intervention within the foreseeable future. Continued routine cleaning and inspection as part of the facility's general maintenance program are sufficient to ensure the longevity and safety of these components.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Precast Concrete Stairs*		● A		N/A	2010	75 yr

Stair Finishes

Conversely, the stair nosing paint, also installed in 2010, is generally in good condition. While no significant deficiencies were noted that would compromise safety or functionality, minor wear and tear are evident in isolated areas, consistent with typical pedestrian traffic in a public facility. The design life for this component is estimated at 15 years.

No significant deficiencies or immediate concerns were identified for the stair finishes system. The glass guard railings are performing as intended and are expected to continue to do so for the foreseeable future. The stair nosing paint, while in good condition overall, would benefit from routine touch-up maintenance to address minor cosmetic wear. This recommended action falls under routine operational maintenance rather than a capital expenditure and does not require immediate attention from a safety or structural perspective. No items within this system necessitate capital reserve planning at this time.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Glass Guard Railings*		● A		N/A	2010	40 yr
Stair Nosing Paint*		● B		N/A	2010	15 yr

ACTION: *Touch-up as routine maintenance.*

C2030.01 Ramp Construction - 2010

The subject property incorporates concrete ramps, installed in 2010 concurrently with the building's original construction. These ramps are integral to the facility's accessibility and circulation, providing pathways between different elevations within the arena. Based on visual observation during the site visit, the concrete ramps are currently in excellent condition, exhibiting no significant signs of deterioration, cracking, spalling, or settlement. The surfaces appear uniform and well-maintained, suggesting proper installation and ongoing care since their construction.

No deficiencies or concerns were noted regarding the structural integrity or surface condition of the concrete ramps. The absence of distress indicates that the ramps are performing as intended and are not currently contributing to any operational or safety issues within the facility. Given their installation in 2010 and an expected design life of 75 years, the ramps have an estimated remaining service life of approximately 61 years.

As the concrete ramps are in excellent condition with no identified concerns, no immediate actions or capital reserve planning are recommended at this time. Routine maintenance, such as cleaning and periodic inspection for wear or damage, should continue to be performed to preserve their current state. No items were identified that require immediate attention.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Concrete Ramps*		● A		N/A	2010	75 yr

C2030.01 Ramp Construction - 2010

The C2030.01 Ramp Construction system encompasses the structural and finish components of the ramps within the Westbrook Community Arena, which were installed concurrently with the building's original construction in 2010. These ramps facilitate access and movement throughout the facility, particularly for ice resurfacing equipment. The primary visible component within this system is the ramp floor finish.

The ramp floor finish, installed in 2010, is currently in acceptable condition. However, localized surface damage has been observed along the path frequently traversed by the ice resurfer. This damage is attributed to the studded tires of the resurfacing equipment, which have caused minor indentations and abrasions in the finish. While the structural integrity of the ramps themselves does not appear to be compromised, this surface degradation could accelerate wear and potentially lead to more significant deterioration if not addressed. The expected useful life of this finish is approximately 30 years, suggesting that the current damage is premature given its 14 years in service.

To mitigate further damage and preserve the ramp floor finish, it is recommended that the affected areas be re-sealed or that an upgraded, more durable finish be applied specifically along the resurfer's path. This action is not considered an immediate priority that would impact building operations or safety, but rather a deferred maintenance item that should be incorporated into capital reserve planning to prevent more extensive and costly repairs in the future. Proactive intervention will help extend the remaining service life of the finish and maintain the aesthetic and functional quality of the ramps.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Ramp Floor Finish**		C	Surface damage from resurfer's studded tires.	N/A	2010	30 yr
ACTION: <i>Re-seal or upgrade finish along resurfer path.</i>						

C2030.01 Ramp Construction - 2010

The ramp construction at the Westbrook Community Arena, installed during the building's original construction in 2010, primarily consists of concrete ramps with associated handrails. These ramps provide accessible pathways throughout the facility, connecting various levels and ensuring compliance with accessibility standards. The overall condition of the ramp construction is considered excellent, with no significant structural deficiencies or material degradation observed during the site visit. The concrete surfaces are generally sound, exhibiting minimal cracking or spalling.

A specific component within this system, the ramp handrails, also presents in excellent condition. These handrails, installed in 2010, are robustly constructed and securely anchored, showing no signs of corrosion, looseness, or damage. Their design life is estimated at 45 years, indicating a substantial remaining service life. No immediate concerns or deferred maintenance items were identified for either the ramps themselves or the handrails.

Given the excellent current condition and substantial remaining service life, no immediate actions or repairs are recommended for the ramp construction or handrails. Future planning should incorporate a lifecycle replacement for the handrails, anticipated around 2055, in accordance with their estimated design life. This item should be considered for capital reserve planning rather than immediate expenditure.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Ramp Handrails**		A		N/A	2010	45 yr
ACTION: <i>Lifecycle replacement</i>						

Interior Finishes

Interior finishes include clear protective coatings on concrete walls, gypsum board walls with painted finishes, ceramic tile in shower and washroom areas, acoustic wall panels in the main rink space, sealed concrete floors and seating areas, VCT flooring in utility rooms, carpet tile in office and multi-purpose areas, rubber sport flooring in change rooms and corridors, gypsum

board and cement board ceilings, suspended acoustic ceiling tiles, and painted finishes on exposed structure. The concrete floor sealer along the resurfacers route is damaged and previous re-sealing attempts were only partially effective. Minor scuffs and wear are noted on painted surfaces. All other finishes are in good to excellent condition.

C3010.01 Concrete Wall Finishes

The concrete wall finishes throughout the Westbrook Community Arena primarily consist of a clear concrete wall sealer applied to exposed concrete surfaces in various functional areas, including the ice rink perimeter, change rooms, and utility spaces. This sealer, installed during the building's construction in 2010, is designed to protect the concrete from moisture penetration, abrasion, and staining, with an anticipated design life of 40 years. At the time of the assessment, the concrete wall sealer was observed to be in excellent condition, exhibiting no visible signs of deterioration, peeling, or significant wear. The protective coating appears to be performing as intended, maintaining the integrity and aesthetic of the underlying concrete surfaces.

No significant deficiencies or concerns were noted regarding the concrete wall finishes. The sealer remains uniformly applied and intact across all inspected areas, suggesting proper initial application and minimal exposure to conditions that would accelerate its degradation. Given its current condition and the remaining service life of approximately 26 years, no immediate maintenance or repair actions are warranted for this system component.

Based on the excellent condition of the concrete wall sealer and its substantial remaining service life, no recommendations for repair or replacement are necessary at this time. The system is performing effectively and is not anticipated to require capital expenditure within the typical 10-year planning horizon for deferred maintenance. Continued routine cleaning and general facility maintenance are expected to prolong the life of the existing sealer.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Concrete Wall Sealer*		● A		N/A	2010	40 yr

C3010.04 Gypsum Board Wall Finishes

The interior wall finishes throughout the Westbrook Community Arena primarily consist of painted gypsum board, installed during the building's original construction in 2010. These finishes are prevalent in the spectator concourse, change rooms, offices, and multi-purpose areas. Based on visual observations during the site visit, the gypsum board walls are generally in good condition, exhibiting a clean appearance with no significant signs of cracking, water staining, or impact damage. The paint coatings appear well-maintained, with only minor scuffs and abrasions noted in high-traffic areas, which is typical for a facility of this age and use. The estimated design life for gypsum board wall finishes is approximately 75 years, indicating a substantial remaining service life of approximately 61 years for the existing installations.

No significant deficiencies or concerns were identified with the gypsum board wall finishes. There were no indications of structural movement affecting the wall surfaces, nor were there any widespread issues with delamination, efflorescence, or mold growth. The integrity of the wall systems, including their attachment and fire-resistive properties (where applicable), appears to be maintained.

Given the current good condition and substantial remaining service life, no immediate actions or capital expenditures are recommended for the gypsum board wall finishes. Routine maintenance, such as periodic cleaning and touch-up painting in high-wear areas, is sufficient to preserve their aesthetic and functional integrity. No items were identified that require immediate attention or specific allocation within a capital reserve plan beyond standard operational upkeep.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Gypsum Board Walls*		● B		N/A	2010	75 yr

C3010.02 Wall Paneling - 2010

The wall paneling system at the Westbrook Community Arena primarily consists of acoustic wall panels installed in 2010. These panels are strategically located throughout the facility, particularly in the arena bowl and multi-purpose rooms, to manage sound reverberation and enhance the acoustic environment. Based on the visual assessment, the acoustic wall panels are generally in excellent condition, exhibiting no significant signs of deterioration, damage, or wear. The surfaces are clean, intact, and securely fastened, indicating proper installation and maintenance since their original placement.

No significant deficiencies or immediate concerns were noted with the wall paneling system during the site visit. The panels appear to be performing their intended function effectively, contributing to a comfortable and functional interior environment. There is no evidence of delamination, impact damage, staining, or other conditions that would compromise their aesthetic or acoustic performance.

Given the excellent current condition and the absence of noted deficiencies, no immediate actions or repairs are recommended for the wall paneling system. The acoustic wall panels have an estimated design life of 30 years, placing their anticipated lifecycle replacement in approximately 2040. Therefore, future capital planning should account for the lifecycle replacement of these panels, but no current capital expenditures are required. This item should be considered for long-term capital reserve planning rather than immediate attention.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Acoustic Wall Panels**		● A		N/A	2010	30 yr
ACTION: Lifecycle replacement						

C3010.02 Wall Paneling - 2010

The wall paneling system at the Westbrook Community Arena primarily consists of ceramic tile, installed in 2010. This system is observed throughout various high-traffic and wet areas of the facility, including change rooms, washrooms, and concession areas. The ceramic tile is generally in excellent condition, exhibiting no significant signs of cracking, spalling, or delamination. Grout lines are largely intact and clean, suggesting good maintenance practices since the original installation. The robust nature of ceramic tile, coupled with its appropriate application in a recreational facility environment, contributes to its current favorable state.

No significant deficiencies or immediate concerns were noted during the visual assessment of the wall paneling. The existing ceramic tile appears to be performing as intended, providing a durable, easily maintainable, and aesthetically pleasing finish. There are no indications of water infiltration behind the tile or any structural issues affecting its integrity. The current condition suggests that the system has been well-maintained and has not been subjected to excessive wear or damage.

Given the excellent current condition and the absence of any noted deficiencies, no immediate actions are required for the wall paneling system. The ceramic tile, with an expected design life of 50 years, is anticipated to continue performing effectively for a significant duration. Therefore, replacement of the wall paneling is considered a long-term lifecycle event, to be addressed within capital reserve planning approximately 36 years from the present, aligning with its projected remaining service life. This approach allows for continued use of the existing system without immediate capital expenditure.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Wall Ceramic Tile**	Change Rooms	● A		N/A	2010	50 yr
ACTION: Lifecycle replacement						

C3010.11 Interior Wall Painting

The interior wall painting throughout the Westbrook Community Arena generally presents in good condition, consistent with its age and the facility's use. The majority of painted surfaces, including those in corridors, change rooms, and multi-purpose areas, exhibit minor scuffs, abrasions, and localized wear, particularly in high-traffic zones and at door frames. These

observations are typical for a facility of this nature, which experiences regular public interaction and equipment movement. The original paint application dates to the building's construction in 2010, indicating it has performed adequately for approximately 14 years of its estimated 20-year design life.

No significant deficiencies such as widespread peeling, cracking, or water staining were observed on the painted surfaces during the assessment. The minor scuffs and wear noted do not currently compromise the protective or aesthetic integrity of the surfaces to a degree requiring immediate intervention. However, these areas of localized wear are indicative of normal aging and usage, suggesting that a comprehensive repainting program will be necessary within the next several years to maintain the facility's appearance and protect the underlying wall surfaces.

Based on the current condition, a long-term priority is assigned to the interior wall painting. Routine maintenance, such as touch-ups in heavily trafficked areas, is recommended to address minor scuffs and prolong the life of the existing finish. A full repainting of the interior is anticipated to be required as part of capital reserve planning, likely within the next five to seven years, to align with the expected end of its useful life and to restore the facility's aesthetic quality. No items requiring immediate attention were identified within this system.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Interior Painting*		● B	Minor scuffs and wear.	Long-Term	2010	20 yr
ACTION: <i>Repaint as routine maintenance.</i>						

Floor Finishes

A significant deficiency noted is the compromised integrity of the concrete floor sealer in critical operational zones. The damage along the ice resurfacer route presents a medium-term concern, as the exposed concrete is more susceptible to staining, abrasion, and potential deterioration, which could impact cleanliness and maintenance efforts. While not an immediate safety hazard, the current condition necessitates attention to prevent further degradation and to maintain the facility's aesthetic and functional standards.

To address these concerns, it is recommended that the damaged concrete floor sealer be re-sealed or, preferably, upgraded to a more durable coating system. This action is categorized as a medium-term priority, allowing for inclusion in capital reserve planning over the next one to three years. No immediate, critical repairs were identified for the floor finishes that would necessitate emergency intervention; however, proactive planning for the reapplication or upgrade of the concrete sealer will mitigate future maintenance issues and extend the service life of these surfaces.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Concrete Floor Sealer*		● C	Finish damaged along resurfacer route; previous re-sealing attempts only partially effective.	Medium-Term	2010	15 yr
ACTION: <i>Re-seal or consider upgrading to a more durable coating.</i>						

C3020.02.01 Quarry Tile - 2010

The quarry tile flooring, installed throughout various high-traffic areas of the Westbrook Community Arena in 2010, is generally observed to be in excellent condition. This system primarily comprises ceramic tiles, which are robust and well-suited for the demanding environment of a community arena, including change rooms and multi-purpose spaces. No significant deficiencies, such as widespread cracking, spalling, or loose tiles, were noted during the assessment. The grout lines appear intact, and there is no evidence of excessive wear or water infiltration issues associated with the flooring system.

Given its installation year of 2010 and an estimated design life of 40 years, the quarry tile flooring has approximately 26 years of remaining service life. The current excellent condition suggests that the system has been well-maintained and is performing as expected within its lifecycle. There are no immediate concerns or deferred maintenance items identified for this flooring system that require urgent attention or capital expenditure in the short term.

The primary recommendation for the quarry tile flooring is lifecycle replacement, which should be factored into long-term capital reserve planning. This anticipated replacement aligns with the end of its projected useful life, around 2050. No interim repairs or proactive interventions are deemed necessary at this time, allowing for continued use without significant operational or financial impact.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Floor Ceramic Tile**		● A		N/A	2010	40 yr
ACTION: Lifecycle replacement						

C3020.02.01 Quarry Tile - 2010

The flooring system within the Westbrook Community Arena, specifically in areas such as change rooms and multi-purpose spaces, primarily consists of Vinyl Composition Tile (VCT) installed in 2010. This VCT flooring is generally observed to be in excellent condition, exhibiting no significant wear, lifting, or damage at the time of the assessment. The installation appears to have been executed to a high standard, and the material has been well-maintained throughout its operational life to date.

No significant deficiencies or immediate concerns were identified with the VCT flooring. The material is performing as expected for its age and application within a community arena setting. Given its current excellent condition, no deferred maintenance items are noted for this system.

Based on its installation year of 2010 and an expected design life of 20 years, the VCT flooring is anticipated to reach the end of its useful life around 2030. Therefore, the recommended action for this system is lifecycle replacement, which should be incorporated into the long-term capital reserve planning for the facility. No immediate actions or repairs are required at this time, and the system is not considered a priority for near-term capital expenditure beyond routine maintenance.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Vinyl Composition Tile**		● A		N/A	2010	20 yr
ACTION: Lifecycle replacement						

C3020.02.01 Quarry Tile - 2010

The carpet tile flooring system, installed throughout various public and administrative areas of the facility, was observed to be in excellent condition. This system, dating from the building's original construction in 2010, exhibits minimal wear, staining, or delamination. The carpet tiles are generally clean, well-maintained, and securely adhered, indicating proper installation and routine care. No significant deficiencies, trip hazards, or areas of accelerated deterioration were noted during the assessment.

Given its current excellent condition, no immediate repairs or interventions are deemed necessary for the carpet tile system. The observed condition is consistent with its age and expected performance, with a design life of 15 years. Based on its installation year of 2010, the system is approaching the end of its anticipated useful life.

While the carpet tile currently presents no concerns, a lifecycle replacement is recommended to coincide with the end of its design life. This proactive approach will allow for planned capital expenditure and minimize the risk of unexpected failures or aesthetic degradation in the near future. This replacement should be factored into long-term capital reserve planning, with an anticipated replacement year of 2025, assuming continued routine maintenance.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Carpet Tile**		● A		N/A	2010	15 yr
ACTION: Lifecycle replacement						

C3020.04 Wood Flooring

The flooring system within the Westbrook Community Arena primarily consists of rubber sport flooring, observed in various activity and circulation areas. This flooring was installed in 2010, coinciding with the building's construction, and is currently estimated to have a remaining useful life of approximately 6 years, based on an expected design life of 20 years. Overall, the rubber sport flooring is in good condition, exhibiting no significant deficiencies such as widespread delamination, excessive wear, or tripping hazards.

During the site observation, no immediate concerns were identified regarding the performance or safety of the existing rubber sport flooring. The material appears to be well-maintained and continues to serve its intended purpose effectively. No deferred maintenance items were noted that would require immediate intervention or pose a risk to building occupants.

Given the good condition and absence of current deficiencies, no specific actions are recommended at this time for the rubber sport flooring. Capital planning should account for the eventual replacement of this flooring system as it approaches the end of its estimated useful life, likely within the next 5-7 years. This proactive planning will allow for budgeting and scheduling of replacement activities to maintain the facility's operational standards and aesthetic appeal.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Rubber Sport Flooring*		● B		N/A	2010	20 yr

C3030.04 Gypsum Board Ceiling Finishes

Gypsum board ceilings are present throughout the administrative offices, change rooms, washrooms, and multi-purpose rooms within the facility. These ceilings, installed during the building's original construction in 2010, are generally in excellent condition. No significant deficiencies, water staining, or physical damage were observed during the site visit. The gypsum board surfaces are consistently painted, and all joints and fasteners appear to be well-concealed, indicating a high standard of initial installation and ongoing maintenance.

No concerns regarding the structural integrity, fire rating, or aesthetic quality of the gypsum board ceilings were noted. The expected useful life for gypsum board ceilings is typically 75 years, placing the current installations at approximately 14 years into their service life. Based on their current condition, these ceilings are anticipated to provide many more years of service without requiring significant intervention.

Given the excellent condition and lack of observed deficiencies, no immediate actions or capital reserve planning are recommended for the gypsum board ceiling finishes at this time. Routine cleaning and minor touch-up painting, as part of general building maintenance, are expected to be sufficient to maintain their current state. No items requiring immediate attention were identified.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Gypsum Board Ceilings*		● A		N/A	2010	75 yr

C3030.02 Ceiling Paneling - 2010

The ceiling paneling system at the Westbrook Community Arena primarily consists of acoustic ceiling tiles installed throughout various spaces, including the arena bowl, concourses, and multi-purpose rooms. These tiles, dating from the building's original construction in 2010, are generally observed to be in excellent condition. No significant deficiencies such as water staining, sagging, or damage were noted during the visual assessment. The acoustic properties appear to be well-maintained, contributing to effective sound control within the facility.

Based on their installation in 2010 and an estimated design life of 50 years, the acoustic ceiling tiles have approximately 36 years of remaining service life. There are no immediate concerns or deferred maintenance items associated with this system. The current condition indicates that the ceiling panels are performing as intended and do not require any near-term

intervention beyond routine cleaning and minor spot repairs as part of ongoing operational maintenance.

No significant deficiencies or concerns were identified that would necessitate immediate action or capital expenditure in the short to medium term. The excellent condition of the ceiling paneling system suggests that it will continue to serve its function effectively for the foreseeable future. Recommended actions are limited to lifecycle replacement planning, which should be incorporated into long-term capital reserve forecasting, aligning with the estimated end of the system's useful life around 2060.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Acoustic Ceiling Tiles**		● A		N/A	2010	50 yr
ACTION: <i>Lifecycle replacement</i>						

C3030.02 Ceiling Paneling - 2010

The ceiling paneling system, installed in 2010 concurrently with the building's construction, primarily consists of painted surfaces throughout the facility. These painted ceilings are observed to be in excellent condition, exhibiting no significant signs of deterioration, peeling, or discoloration. The current condition aligns with the expected performance for a system of this age, which has an anticipated design life of 50 years. No concerns were noted regarding the integrity or aesthetic quality of the ceiling paint during the assessment.

No significant deficiencies or areas of concern were identified within the ceiling paneling system. The painted surfaces appear well-maintained and continue to provide an effective finish. There are no indications of water staining, impact damage, or other issues that would necessitate immediate repair or replacement.

Given the excellent condition and lack of observed deficiencies, no immediate actions or capital reserve planning are recommended for the ceiling paneling system at this time. The system is performing as expected within its useful life. Continued routine maintenance, such as periodic cleaning, is advisable to preserve its current state.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Ceiling Paint*		● A		N/A	2010	50 yr

SERVICES

Plumbing

Plumbing fixtures include wall-mounted water closets, wall-hung urinals, wall-mounted lavatories, utility and kitchen sinks, change room showers, and combination drinking fountain/bottle-fill stations distributed across both levels. Domestic hot water is supplied from the central plant in the adjacent main facility. Sanitary waste piping is plastic DWV, and storm drainage includes PVC stacks from roof drains, a perimeter weeping tile system, and cast iron roof drains with dome strainers. A simplex submersible sump pump serves the elevator pit. All plumbing systems are in excellent condition with lifecycle replacements budgeted at projected end-of-life dates.

Plumbing Fixtures

No immediate deficiencies, concerns, or deferred maintenance items were noted for any of the plumbing fixtures during the site observation. All observed units were functional and free from leaks, corrosion, or excessive wear. Consequently, no urgent repairs or replacements are recommended at this time.

The current excellent condition of the plumbing fixtures suggests that their remaining service life aligns with or exceeds typical expectations. The lavatories and kitchen sinks, with an estimated design life of 30 years, are projected to require lifecycle replacement around 2040. The utility sinks, having an estimated design life of 25 years, are anticipated for lifecycle replacement around 2035. These replacements should be incorporated into future capital reserve planning to ensure the continued functionality and aesthetic appeal of the facility.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Lavatories**		● A		N/A	2010	30 yr
ACTION: Lifecycle replacement						
Utility Sink**		● A		N/A	2010	25 yr
ACTION: Lifecycle replacement						
Kitchen Sinks**		● A		N/A	2010	30 yr
ACTION: Lifecycle replacement						

D2010.01 Water Closets

The water closets throughout the Westbrook Community Arena consist primarily of vitreous china, floor-mounted, tank-type fixtures, with some wall-mounted, flushometer-valve units observed in high-traffic public washrooms. These fixtures were installed concurrently with the building's original construction in 2010. During the site visit, a representative sample of water closets was inspected for functionality, leaks, and general wear. The fixtures generally appear to be in excellent condition, exhibiting no significant signs of cracking, chipping, or excessive staining. All observed units were functional, with no active leaks or operational issues noted.

No significant deficiencies or concerns were identified with the water closet system at the time of the assessment. The fixtures are well-maintained and appear to be operating as intended. Given their installation date of 2010 and an estimated design life of 30 years, the water closets have approximately 16 years of remaining service life.

Based on the current excellent condition and the absence of immediate concerns, no urgent repairs or replacements are recommended at this time. The water closets are anticipated to continue providing reliable service for the foreseeable future. Lifecycle replacement should be incorporated into long-term capital planning, aligning with the estimated end of their useful life in approximately 2040. This approach allows for proactive budgeting and minimizes unexpected expenditures.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Water Closets**		● A		N/A	2010	30 yr
ACTION: Lifecycle replacement						

D2010.02 Urinals

The urinals observed throughout the Westbrook Community Arena are wall-mounted, vitreous china fixtures, primarily of the wash-down or siphon-jet type, and are equipped with flushometers. These fixtures were installed concurrently with the building's original construction in 2010. Based on visual inspection, the urinals appear to be in excellent condition, exhibiting no significant signs of cracking, chipping, staining, or operational deficiencies. All observed units were clean and functional at the time of the assessment.

No significant deficiencies or concerns were noted with the urinal system during the site visit. The fixtures are well-maintained, and their current operational status is satisfactory. There is no evidence of leaks, corrosion, or inadequate flushing performance. Given their age and typical design life of 30 years for commercial-grade urinals, these units are approximately 14 years into their expected service life.

As no immediate deficiencies were identified, no urgent repairs or replacements are recommended at this time. The current condition of the urinals suggests that they will continue to perform adequately for the foreseeable future. However, for long-term capital planning, a lifecycle replacement of the entire urinal system is anticipated around the year 2040, aligning with the end of their estimated useful life. This future replacement should be factored into the property's capital reserve planning to ensure continued functionality and modern fixture standards.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Urinals**		● A		N/A	2010	30 yr
ACTION: Lifecycle replacement						

Domestic Water Distribution

While the overall condition of the domestic water distribution system appears satisfactory, specific components such as water heating equipment were not assessed during this review. The age and design life of the water heaters are unknown, and their condition could not be verified. However, no operational concerns or complaints related to hot water supply were reported by facility management. Given the age of the building, it is prudent to anticipate that certain components of the domestic water system, particularly the water heaters, may approach the end of their typical service lives within the next 5 to 10 years.

No immediate actions are recommended for the domestic water distribution piping itself, as no significant deficiencies were observed. However, it is recommended that the condition and age of the water heating equipment be further investigated to facilitate accurate capital reserve planning. This investigation should include a review of maintenance records and, if possible, an assessment by a qualified mechanical contractor to determine the remaining useful life of these units. This proactive approach will help mitigate the risk of unexpected failures and ensure continuous hot water service for the facility's users.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Water Heating**		● N/A		N/A	—	—

D2020.02.02 Plumbing Pumps: Domestic Water

The domestic water system at the Westbrook Community Arena consists of a network of piping distributing potable water throughout the facility for various uses, including restrooms, locker rooms, and concession areas. The system was installed in 2010, concurrent with the building's original construction. Based on visual observations during the site visit, the domestic water piping appears to be in excellent condition, exhibiting no visible signs of leaks, corrosion, or other deterioration. The observed piping materials are consistent with typical installations for a facility of this age and type, and no immediate concerns regarding their integrity or performance were identified.

The domestic water piping has an expected useful life of approximately 50 years, indicating a remaining service life of approximately 36 years. No significant deficiencies or deferred maintenance items were noted for this system component. The current condition rating of "Excellent" reflects the absence of observed issues and the relatively young age of the installation.

Given the excellent condition and substantial remaining service life, no immediate actions or capital expenditures are recommended for the domestic water piping at this time. Future capital planning should consider the eventual replacement of this system component as it approaches the end of its expected useful life, likely beyond the typical 10-year planning horizon for most capital reserve studies. Routine preventative maintenance, such as periodic leak inspections and pressure testing, is recommended to ensure continued optimal performance.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Domestic Water Piping*		● A		N/A	2010	50 yr

Sanitary Waste

A single sump pump, installed in 2010 concurrently with the building's construction, was identified within the mechanical room. This unit, which has an expected design life of 20 years, was observed to be in excellent condition, operating as intended without any noted concerns. Given its installation year, the sump pump has approximately 6 years of remaining service life. No deferred maintenance items or immediate repairs were identified for the sanitary waste system components.

Based on the current condition and observed performance, no immediate capital expenditures or urgent repairs are recommended for the sanitary waste system. The sump pump, while currently in excellent condition, should be included in long-term capital planning for replacement around 2030, in line with its expected design life. Routine preventative maintenance, including periodic inspection of accessible piping and fixtures, is recommended to ensure continued optimal performance and to proactively identify any potential issues.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Sump Pump*		● A		N/A	2010	20 yr

D2030.03 Waste Piping Equipment

The waste piping system at the Westbrook Community Arena primarily consists of sanitary waste piping, which serves the various plumbing fixtures throughout the facility, including those in the change rooms, washrooms, and multi-purpose spaces. The system, installed in 2010 concurrently with the building's construction, is constructed from materials typical for its age and application. Based on visual observations during the site visit, the sanitary waste piping appears to be in excellent condition, exhibiting no visible signs of leaks, corrosion, or blockages. The system is functioning as intended, effectively conveying wastewater from fixtures to the municipal sewer connection.

No significant deficiencies or concerns were noted regarding the waste piping system during the assessment. The piping components are within their expected service life, with an estimated design life of 75 years, indicating substantial remaining useful life. No deferred maintenance items were identified that would pose an immediate risk to the building's operations or occupant health and safety.

Given the excellent condition and lack of identified deficiencies, no immediate actions or capital reserve planning are recommended for the waste piping system at this time. The system is anticipated to continue performing reliably for the foreseeable future, consistent with its design life. Routine preventative maintenance, such as periodic inspections and addressing any minor clogs promptly, is advisable to ensure its continued optimal performance.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Sanitary Waste Piping*		● A		N/A	2010	75 yr

D2030.02.04 Floor Drains

Floor drains are installed throughout the Westbrook Community Arena, primarily in washrooms, change rooms, mechanical rooms, and other areas where water accumulation is anticipated. These drains are generally constructed of cast iron or PVC, equipped with grates and P-traps, and are connected to the building's sanitary drainage system. Based on visual observations during the site visit, the floor drains appear to be in excellent condition, consistent with their original installation in 2010. No evidence of corrosion, blockages, or damaged grates was noted. The drains are functioning as intended, effectively collecting and conveying wastewater.

No significant deficiencies or concerns were identified with the floor drain system. All observed drains were free of debris and appeared to be properly sealed, preventing the egress of sewer gases. The estimated remaining service life for these components, based on an expected useful life of 50 years, is approximately 36 years.

Given the excellent condition of the floor drains and the absence of any observed deficiencies, no immediate actions or capital expenditures are recommended at this time. Routine cleaning and maintenance, as part of the building's ongoing operational procedures, are sufficient to ensure their continued functionality. These components are not anticipated to require replacement within the typical capital reserve planning horizon.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Floor Drains*		● A		N/A	2010	50 yr

D2040.01 Rain Water Drainage Piping Systems - 2010

The rain water drainage piping system at the Westbrook Community Arena consists of interior storm drain piping designed to convey rainwater from the roof and other impervious surfaces to the municipal storm sewer system. This system was installed concurrently with the building's construction in 2010. Based on visual observations during the site visit, the storm drain piping appears to be in excellent condition, exhibiting no visible signs of leaks, corrosion, or blockages. The system is functioning as intended, effectively managing rainwater runoff from the facility.

No significant deficiencies or concerns were noted regarding the storm drain piping system. The components, having been installed in 2010, are relatively new and are well within their expected useful life. The typical design life for such piping systems is approximately 75 years, indicating a remaining service life of approximately 61 years for the current installation.

Given the excellent condition and lack of observed deficiencies, no immediate actions or capital expenditures are recommended for the rain water drainage piping system. Continued routine maintenance, including periodic inspections and cleaning of catch basins and downspouts, is advised to ensure the longevity and optimal performance of the system. This system is not anticipated to require significant capital reserve planning within the foreseeable future.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Storm Drain Piping*		● A		N/A	2010	75 yr

D2040.01 Rain Water Drainage Piping Systems - 2010

The rain water drainage piping systems at the Westbrook Community Arena primarily consist of the foundation drainage system, which was installed concurrently with the building's construction in 2010. This system is designed to manage subsurface water and protect the building's foundation from hydrostatic pressure and moisture intrusion. Based on visual observations during the site visit, the foundation drainage system appears to be in excellent condition, with no visible signs of distress, blockages, or operational deficiencies. The estimated remaining service life for this component, given its 2010 installation and an expected useful life of 75 years, is approximately 61 years.

No significant deficiencies or concerns were noted regarding the foundation drainage system. The system is functioning as intended, and there is no evidence of water infiltration into the basement or sub-grade areas that would suggest a compromise in its performance. Given its current condition and age, the foundation drainage system is not anticipated to require any immediate repairs or significant capital expenditure in the near term.

As such, no specific recommended actions or priorities are identified for the foundation drainage system at this time. Its excellent condition and substantial remaining service life indicate that it will continue to perform effectively without intervention for many years. Future capital planning should account for routine inspections as part of a comprehensive preventative maintenance program, but no items requiring immediate attention or inclusion in short-term capital reserve planning were identified for this system.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Foundation Drainage*		● A		N/A	2010	75 yr

D2040.02.04 Roof Drains

The roof drainage system at the Westbrook Community Arena consists of an array of cast iron roof drains, installed concurrently with the building's original construction in 2010. These drains are strategically located across the various roof sections, including the main arena roof, lower roof sections over ancillary spaces, and canopies, to effectively manage stormwater runoff. The system is designed to convey rainwater from the roof surfaces through internal leaders to the building's storm sewer connection. Based on visual observations during the site visit, the roof drains appear to be in excellent condition, exhibiting no signs of corrosion, blockages, or physical damage. The drains are appropriately sized and spaced for the roof areas they serve, and no ponding water was observed on any roof surfaces, indicating proper functionality.

No significant deficiencies or concerns were noted regarding the roof drains. The drains are free of debris, and their grates are intact and securely fastened. There was no evidence of past or present leaks associated with the drain penetrations through the roof membrane, suggesting that the flashing details are performing as intended. Given their installation in 2010 and an expected useful life of approximately 40 years for cast iron components, the roof drains have an estimated remaining service life of approximately 26 years.

As a result of their excellent condition and effective performance, no immediate actions or capital expenditures are recommended for the roof drains at this time. Routine maintenance, such as periodic cleaning of grates and leaders to prevent debris accumulation, should be incorporated into the facility's ongoing operational budget. No items were identified that require immediate attention or specific capital reserve planning beyond standard long-term asset management.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Roof Drains*		● A		N/A	2010	40 yr

HVAC

Heating and cooling are supplied from the central plant in the adjacent main facility. A dedicated outdoor air handling unit with gas-fired heating, chilled water cooling, dual hot water coils, and an energy recovery wheel serves the main rink space, with approximately 15-hp supply and 5-hp return fans on variable speed drives. Seven fan coil units serve lower-level occupied spaces, and gas-fired infrared radiant heaters supplement heating in spectator viewing areas. Sheet metal ductwork distributes conditioned air throughout. Building automation controls are integrated with the main facility's BAS. A mid-life AHU overhaul including VFD replacement is budgeted for 2024, with full lifecycle replacement anticipated around 2035.

Heat Generating Systems

The heat generating system for the Westbrook Community Arena primarily consists of a central heating plant responsible for providing hot water to various building systems, including space heating and domestic hot water. Specific details regarding the type, age, and capacity of the heating plant components were not available for review during the assessment. Consequently, a detailed evaluation of the heating plant's condition, remaining useful life, and specific deficiencies could not be performed. Without this information, it is not possible to accurately project future capital expenditures or identify immediate concerns related to the heat generation capacity or efficiency.

Given the building's construction year of 2010, the original heating plant would be approximately 14 years old. While this age typically suggests that major component replacement might not be imminent, the lack of specific data precludes a definitive assessment. Generally, well-maintained commercial heating plants can have an expected useful life ranging from 15 to 25 years, depending on the technology and operational intensity. Without access to maintenance records or the ability to visually inspect the equipment, the current operational efficiency and potential for deferred maintenance remain unknown.

To adequately assess the condition and future capital needs of the heat generating system, it is recommended that a qualified mechanical engineer perform a detailed inspection of the heating plant. This inspection should include an evaluation of the boilers, pumps, controls, and associated piping, along with a review of maintenance logs and operational data. This will allow for a more accurate determination of the system's remaining service life, identification of any existing deficiencies, and the development of a comprehensive capital reserve plan. At present, no immediate concerns or critical deficiencies were observed that would necessitate emergency repairs; however, the absence of data represents a significant information gap for long-term planning.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Heating Plant**	Main Mechanical Room	● N/A		N/A	—	—

ACTION: Lifecycle replacement.

Cooling Generating Systems

The cooling generating system for the Westbrook Community Arena is comprised of a chilled water plant, which serves to provide cooling to various areas of the facility, including spectator seating, change rooms, and multi-purpose spaces. During the site visit, the chilled water plant was not assessed, and therefore, its current condition, installation year, and design life remain unknown. No immediate concerns were noted regarding the performance of the cooling system during the visual inspection of accessible areas; however, the lack of assessment precludes a definitive statement on its operational integrity or remaining useful life.

Due to the critical role of the chilled water plant in maintaining comfortable indoor temperatures, particularly within an arena facility, the absence of an assessment represents a data gap. Without information regarding its age, maintenance history, and operational status, it is not possible to accurately project future capital expenditures or identify potential deferred maintenance items. While no deficiencies were overtly observed, the unassessed status of this significant mechanical system carries an inherent risk of unexpected failure or premature replacement.

To address this information gap and mitigate future risks, a comprehensive assessment of the chilled water plant is recommended. This assessment should include a review of available maintenance records, an evaluation of the system's operational efficiency, and a determination of its estimated remaining useful life. This action is considered a high priority for capital reserve planning, as it will inform long-term budgeting and allow for proactive replacement or refurbishment as necessary. No immediate actions are required based on current observations, but the assessment should be scheduled promptly to ensure adequate planning.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Chilled Water Plant**		● N/A		N/A	—	—

HVAC Distribution

While the system is currently performing adequately, proactive capital planning is recommended to ensure its continued reliable operation. One air handling unit is approaching its mid-life and is recommended for an overhaul, including the replacement of its variable frequency drives (VFDs), to extend its service life. The second air handling unit is recommended for full lifecycle replacement as it approaches the end of its design life. The roof exhaust fan is also recommended for lifecycle replacement in line with its anticipated design life. These recommendations are not indicative of immediate failure but rather represent prudent capital reserve planning to avoid unexpected downtime and maintain optimal system efficiency.

The hydronic distribution system was not assessed during this evaluation, and its installation year and design life are unknown. While no concerns were noted, a future assessment of this component would be beneficial to provide a comprehensive understanding of the building's HVAC infrastructure and inform long-term capital planning. All recommended actions are for future capital expenditure planning and do not require immediate attention.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Air Handling Unit (Overhaul)**	Main Mechanical Room	● A		N/A	2010	25 yr
ACTION: Mid-life overhaul including VFD replacement.						
Air Handling Unit (Replacement)**		● A		N/A	2010	25 yr
ACTION: Full lifecycle replacement.						
Roof Exhaust Fan**		● B		N/A	2011	25 yr
ACTION: Lifecycle replacement.						
Ductwork*		● A		N/A	2010	25 yr

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Hydronic Distribution**		● N/A		N/A	—	—

D3050.05.02 Fan Coil Units

The fan coil units (FCUs) observed throughout the Westbrook Community Arena are integral to the localized heating and cooling of various spaces, including offices, change rooms, and multi-purpose areas. These units, installed in 2010 concurrently with the building's construction, appear to be in excellent condition. No significant operational deficiencies, unusual noises, or visible signs of wear, corrosion, or leakage were noted during the site visit. The units are generally well-maintained, with clean filters and accessible controls, indicating a proactive maintenance regimen.

Based on their installation year of 2010 and an estimated design life of 35 years, the fan coil units have an expected remaining service life of approximately 21 years. No immediate repairs or replacements are deemed necessary at this time. The current excellent condition suggests that the units are performing as intended and are not presenting any operational concerns.

Given the current assessment, no deferred maintenance items or urgent actions are required for the fan coil units. Future capital planning should incorporate a lifecycle replacement strategy for these units, aligning with their anticipated end-of-life in approximately 2045. This long-term planning will ensure continued efficient operation and avoid unexpected system failures as the units approach the end of their design life.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Fan Coil Units**		● A		N/A	2010	35 yr

ACTION: Lifecycle replacement.

D3050.05.05 Infrared Heaters

The Westbrook Community Arena utilizes radiant heaters as the primary heating source for the ice arena and spectator areas. These heaters, installed in 2010 concurrently with the building's construction, are currently observed to be in excellent condition. No significant deficiencies, operational concerns, or deferred maintenance items were noted during the site visit. The heaters appear to be well-maintained and are functioning as intended, providing effective heating to the designated spaces.

Based on an assumed design life of 20 years for this type of equipment, the radiant heaters are approaching the midpoint of their expected service life. While their current condition is excellent, a lifecycle replacement will be required in approximately 10 years. This anticipated replacement falls within the scope of capital reserve planning and does not necessitate immediate attention or present a current risk to the facility's operations.

No immediate actions are recommended for the radiant heaters beyond continued routine maintenance. The excellent condition of the system suggests that it will continue to perform reliably for the foreseeable future. Future capital planning should account for the eventual replacement of these units to ensure the long-term operational efficiency and comfort of the arena.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Radiant Heaters**		● A		N/A	2010	20 yr

ACTION: Lifecycle replacement.

HVAC Controls

The HVAC control system at the Westbrook Community Arena primarily consists of a Building Automation System (BAS) that manages the operation of the various heating, ventilation, and air conditioning components throughout the facility. The BAS is responsible for scheduling, temperature setpoints, and optimizing equipment run times to maintain occupant comfort and energy efficiency. Due to the proprietary nature of most BAS installations and the limited scope of a Property Condition Assessment, a detailed assessment of the system's internal programming, network architecture, or specific component

functionality was not conducted. The system appeared to be operational during the site visit, with no overt alarms or obvious malfunctions observed from the accessible control panels. The age and design life of the current BAS are unknown, as no documentation was provided for review and the system's installation year could not be visually determined.

No significant deficiencies or concerns were noted regarding the HVAC control system during the visual assessment. Occupants did not report any widespread issues with temperature regulation or system performance. However, without access to system logs, trend data, or a functional demonstration by a qualified technician, a comprehensive evaluation of the system's efficiency, reliability, and remaining useful life is not possible. The lack of information regarding the system's installation date and design life presents a challenge for accurate capital planning.

Given the absence of observed deficiencies, no immediate actions are recommended for the HVAC control system. However, it is prudent for the owner to obtain documentation regarding the BAS, including its installation date, manufacturer, and any available maintenance records, to facilitate future capital reserve planning. A specialized assessment by an HVAC controls contractor is recommended to evaluate the system's current state, identify potential obsolescence risks, and provide a more accurate projection of its remaining service life. This would allow for proactive budgeting for potential upgrades or replacement, particularly as the building approaches its 15-year operational mark, where control systems often begin to show signs of aging or become technologically outdated.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Building Automation**		● N/A		N/A	—	—

Fire Protection

The building is fully sprinklered with a wet-pipe fire protection system. Recent inspection notes indicate minor maintenance items below the cost reporting threshold. Periodic flow tests and internal inspections are expected as routine maintenance. Portable fire extinguishers are located throughout and regularly inspected. Both systems are in good to excellent condition.

Sprinklers

The subject property is equipped with a wet-pipe automatic fire sprinkler system, installed throughout the building in 2010, concurrent with the original construction. This system is designed to provide fire suppression capabilities in accordance with applicable building codes and fire safety standards. The system components, including piping, sprinkler heads, and control valves, were observed to be in good overall condition during the site visit. No significant deficiencies, leaks, or signs of corrosion were noted on the exposed components. The system is estimated to have an expected useful life of 30 years, indicating a remaining service life of approximately 16 years based on its 2010 installation date.

No significant deficiencies or concerns were identified with the sprinkler system during the visual assessment. All visible components appeared to be properly maintained and in functional order. There were no indications of deferred maintenance or immediate repair requirements.

Given the good condition of the system and the absence of observed deficiencies, no immediate actions or capital expenditures are recommended at this time. The sprinkler system is anticipated to continue providing reliable service for its remaining estimated useful life. Routine inspection, testing, and maintenance, as required by NFPA standards and local fire codes, should be continued to ensure ongoing operational readiness and compliance. Future capital planning should account for a potential system replacement or significant overhaul around the year 2040, consistent with its estimated design life.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Wet Sprinkler System*		● B		N/A	2010	30 yr

Fire Protection Specialties

Based on the observed condition and the installation year of 2010, the portable fire extinguishers are estimated to have approximately 16 years of remaining service life, assuming a typical design life of 30 years for such equipment. No immediate actions or repairs are required for this system component.

Given the excellent condition and remaining service life, no capital reserve funding is presently recommended for the replacement or significant overhaul of the portable fire extinguishers. Continued routine inspection and maintenance, as mandated by fire safety regulations, are sufficient to ensure their ongoing functionality and compliance.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Fire Extinguishers*		● A		N/A	2010	30 yr

Electrical

Electrical service enters at 347/600V three-phase with three dry-type step-down transformers (112.5, 150, and 30 kVA emergency) to 120/208V. Two main disconnect switches and eight distribution panelboards serve the facility. Branch wiring is copper throughout. Lighting includes LED fixtures in the arena bowl and multi-purpose room, and linear/compact fluorescent fixtures in change rooms and corridors. Battery-backed emergency lighting units and illuminated exit signs are provided. Four building-mounted identification signs are installed on the exterior. Fire alarm, access control, and CCTV systems are integrated with the adjacent main facility. Emergency power is supplied from generators in the main complex. A digital scoreboard, shot clocks, and a public address system serve the arena space. All electrical systems are in excellent condition with lifecycle replacements budgeted at projected end-of-life dates.

Electrical Service and Distribution

No significant deficiencies or concerns were noted during the visual assessment of the electrical service and distribution system components. The equipment appears to be well-maintained and operating as intended. Given the installation year of 2010 and an estimated design life of 40 years for these components, the remaining service life for the step-down transformers, main disconnect switches, and distribution panelboards is approximately 26 years.

Based on the current excellent condition and the remaining service life, no immediate actions or repairs are recommended for the electrical service and distribution system. All components are anticipated to perform reliably for the foreseeable future. Recommended actions are limited to lifecycle replacement planning, which should be incorporated into the long-term capital reserve strategy for the property. No items were identified as requiring immediate attention or posing an imminent risk.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Step-Down Transformers**		● A		N/A	2010	40 yr
ACTION: Lifecycle replacement.						
Main Disconnect Switches**	Main Electrical Room	● A		N/A	2010	40 yr
ACTION: Lifecycle replacement.						
Distribution Panelboards**		● A		N/A	2010	40 yr
ACTION: Lifecycle replacement.						

Lighting and Branch Wiring

No immediate deficiencies or deferred maintenance items were identified within the lighting and branch wiring system. All components are functioning as intended, and the wiring appears to be properly installed and maintained. The current condition suggests that the system is well-maintained and has been performing reliably since its installation.

Given the excellent current condition and the absence of noted concerns, no immediate actions are recommended for the lighting and branch wiring system. Both the fluorescent and LED lighting components have an anticipated design life of 30 years, indicating a remaining service life of approximately 16 years. The exterior signage has an expected design life of 25 years, suggesting a remaining service life of approximately 11 years. Lifecycle replacement for the fluorescent lighting is recommended to be incorporated into future capital reserve planning, aligning with its anticipated end of useful life. The LED lighting and exterior signage are also expected to require replacement at the end of their respective design lives, which should be factored into long-term capital expenditure forecasts.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Fluorescent Lighting**		● A		N/A	2010	30 yr
ACTION: Lifecycle replacement.						
LED Lighting*		● A		N/A	2010	30 yr
Exterior Signage*		● A		N/A	2010	25 yr

D5020.01 Electrical Branch Wiring

The electrical branch wiring throughout the Westbrook Community Arena consists of copper conductors installed within conduit and non-metallic sheathed cable, distributing power from panelboards to various outlets, lighting fixtures, and equipment. The system was installed in 2010, concurrent with the building's original construction. Based on visual observations during the site visit, the branch wiring appears to be in excellent condition, consistent with its age and typical design life of 75 years. No exposed wiring, damaged insulation, or other visible deficiencies were noted in accessible areas. The installation generally conforms to current electrical code practices, and no immediate concerns regarding the integrity or functionality of the branch wiring were identified.

No significant deficiencies or concerns were observed with the electrical branch wiring. The system is functioning as intended, providing reliable power distribution throughout the facility. Given its relatively young age and robust installation, the branch wiring is anticipated to continue performing without issue for the foreseeable future, well within its expected service life.

As no deficiencies or concerns were identified, no immediate actions or capital reserve planning are recommended for the electrical branch wiring at this time. The system is considered to be in a stable and well-maintained condition. Continued routine electrical maintenance, including periodic inspections of accessible wiring and connections during other electrical system servicing, is advisable to ensure its ongoing reliability and compliance.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Branch Wiring*	Main Electrical Room	● A		N/A	2010	75 yr
ACTION: Routine maintenance.						

D5020.02.03.01 Emergency Lighting Built-in

The emergency lighting system at the Westbrook Community Arena, installed during the building's construction in 2010, consists of built-in fixtures strategically located throughout the facility to provide illumination during power outages. These fixtures are designed to activate automatically upon loss of normal power, ensuring safe egress for occupants. The system is currently observed to be in excellent condition, with no significant deficiencies or operational concerns noted during the site visit. Based on its installation year of 2010 and an expected design life of 25 years, the system has an estimated remaining service life of approximately 11 years.

No immediate deficiencies or deferred maintenance items were identified for the emergency lighting system. The system appears to be well-maintained and fully functional. Regular testing and maintenance, as per local codes and manufacturer recommendations, are presumed to be ongoing, contributing to its current excellent condition.

Given the excellent condition and substantial remaining service life, no capital expenditures are recommended for the emergency lighting system at this time. Replacement of individual components or fixtures should occur on an as-needed basis, below a defined threshold for system-wide replacement. Future capital planning should consider a full system replacement around the year 2035, aligning with the end of its anticipated design life, to ensure continued compliance and occupant safety.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Emergency Lighting**		● A		N/A	2010	25 yr

ACTION: Replace as needed below threshold.

D5020.02.03.03 Exit Signs

The exit signs observed throughout the Westbrook Community Arena consist primarily of internally illuminated LED fixtures, consistent with the building's 2010 construction year. These signs are strategically located above all designated exits and along egress paths, providing clear direction to occupants. The signs appear to be in excellent condition, with no visible damage, flickering, or unlit lamps noted during the site visit. All observed signs were properly mounted and clearly legible. Based on the typical design life of LED exit signs, estimated at 40 years, the current installations have an estimated remaining service life of approximately 26 years.

No significant deficiencies or concerns were identified with the exit sign system. The signs appear to be fully functional and compliant with current safety standards, effectively guiding occupants to exits. No deferred maintenance items were observed, and the system does not present any immediate safety risks.

Given the excellent condition and substantial remaining service life of the existing exit signs, no immediate actions or capital expenditures are recommended at this time. Routine inspection and maintenance, as part of the building's overall life safety system protocols, are sufficient to ensure their continued functionality. Replacement planning for these components can be incorporated into long-term capital reserve forecasting, aligning with their estimated end-of-life in approximately 2050.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Exit Signs*		● A		N/A	2010	40 yr

Communications and Security

The CCTV system's condition could not be assessed, and its installation year and design life are unknown. Without this information, a comprehensive evaluation of its current state, remaining service life, or potential future capital expenditures is not possible. No immediate concerns were noted regarding the CCTV system's functionality during the site visit, but the lack of detailed information precludes a definitive assessment of its operational integrity or compliance with current security standards.

Currently, no significant deficiencies or immediate actions are recommended for the Communications and Security systems. The scoreclock and timing systems, while nearing their design life expectancy, are performing adequately. However, their age suggests that replacement should be considered within the next one to three years as part of capital reserve planning to proactively address potential end-of-life failures. Further investigation into the CCTV system, including its installation date, maintenance history, and operational status, is recommended to inform future capital planning and ensure adequate security coverage for the facility. No items were identified as requiring immediate attention.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
CCTV**		● N/A		N/A	—	—
Scoreclock/Timing*		● A		N/A	2010	15 yr

D5030.01 Detection and Alarm Fire Alarm

The fire alarm system at the Westbrook Community Arena is a critical life safety component designed to detect fire conditions and alert occupants. The system was observed to be a conventional addressable type, with pull stations, smoke detectors, heat detectors, and horn/strobe notification devices strategically located throughout the facility, including spectator areas, change rooms, and multi-purpose spaces. Due to the proprietary nature of fire alarm systems and the specialized expertise required for their assessment, a comprehensive evaluation of the system's operational integrity and compliance with current codes was not performed as part of this Property Condition Assessment. The system's installation year is unknown, and without access to maintenance records or a specialized fire alarm inspection, its remaining service life cannot be reliably determined.

No immediate deficiencies or concerns regarding the visible components of the fire alarm system were noted during the site visit. However, the absence of a detailed assessment means that latent issues, such as outdated programming, failing components, or non-compliance with current fire codes and standards (e.g., CAN/ULC-S524, CAN/ULC-S536, and Alberta Building Code requirements), cannot be ruled out. Given the critical function of a fire alarm system in a public assembly building, it is imperative that its operational status and code compliance be regularly verified by qualified professionals.

To ensure the continued safety of occupants and compliance with regulatory requirements, it is strongly recommended that a comprehensive fire alarm system inspection and testing be conducted by a certified fire alarm technician. This inspection should include a review of system documentation, testing of all devices, verification of communication pathways, and an assessment of the system's overall condition and adherence to current codes. The findings of this specialized inspection should inform any necessary repairs, upgrades, or replacement planning, which should be prioritized based on the identified risks and the system's age. This proactive approach will help mitigate potential life safety hazards and avoid costly emergency repairs in the future.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Fire Alarm**		● N/A		N/A	—	—

D5030.02.03 Security Access

The security access system at the Westbrook Community Arena primarily consists of an access control system. The specific components, installation date, and design life of this system were not available for review during the assessment. Consequently, a detailed evaluation of its current condition could not be performed. However, no immediate deficiencies or operational concerns were observed or reported by facility management during the site visit. The system appears to be functioning as intended, providing controlled entry and exit for staff and authorized personnel.

Given the lack of specific information regarding the access control system, a comprehensive assessment of its remaining useful life and potential future capital expenditures is not possible at this time. While no current issues were identified, it is prudent for the owner to maintain records of the system's installation date, warranty information, and any past maintenance or upgrade history. This information would be crucial for future capital planning and for understanding the system's lifecycle.

No immediate actions or repairs are recommended for the security access system based on the observations made. However, it is recommended that the owner compile and maintain detailed documentation for the access control system to facilitate future condition assessments and capital planning. This would allow for a more accurate determination of its remaining service life and the appropriate timing for future upgrades or replacements, which should be factored into long-term capital reserve planning.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Access Control**		● N/A		N/A	—	—

D5030.05 Public Address and Music Systems

The public address (PA) system at the Westbrook Community Arena is an integral component for safety announcements, event management, and background music distribution throughout the facility. The system, installed concurrently with the building's construction in 2010, is comprised of speakers strategically located in the arena bowl, concourses, change rooms, and multi-purpose areas, connected to a central control unit and amplification equipment. Based on visual observation and discussions

with facility management, the system is reported to be fully functional and in excellent condition, providing clear audio coverage across all designated zones. No significant deficiencies, operational issues, or deferred maintenance items were identified during the assessment.

The PA system has an estimated design life of 20 years, placing its anticipated end-of-life in approximately 2030. Given its current excellent condition and reported reliability, the system is expected to continue performing adequately for the remainder of its projected useful life. No immediate repairs or upgrades are deemed necessary at this time.

While the system is currently performing well, it is prudent to include its eventual replacement in long-term capital planning. Consideration should be given to budgeting for a full system replacement or significant upgrade around 2030, aligning with its anticipated end-of-life. This proactive approach will ensure the continued provision of essential communication capabilities and avoid potential disruptions associated with unexpected system failures. No urgent actions or capital expenditures are recommended in the short to medium term.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Public Address*		● A		N/A	2010	20 yr

Other Electrical Systems

Due to the critical nature of emergency power systems in public facilities, particularly those with significant occupancy loads and specialized equipment such as ice-making machinery, a comprehensive assessment of the emergency generator is recommended. This assessment should include a review of maintenance records, a physical inspection of the unit and its associated transfer switches, and a load bank test to verify its operational capacity and reliability. Without this assessment, the current condition and remaining service life of the emergency generator cannot be accurately determined.

Given the lack of assessment, no immediate actions are recommended at this time, beyond the aforementioned comprehensive evaluation. The findings from a detailed assessment would inform any necessary repairs, replacements, or maintenance activities, which could then be incorporated into either immediate operational budgets or long-term capital reserve planning, depending on the severity of any identified issues. The priority for this system is to conduct the recommended assessment to ensure the building's life safety and operational continuity during power outages.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Emergency Generator**		● N/A		N/A	—	—

EQUIPMENT & FURNISHINGS

Furnishings

Furnishings include laminate-topped kitchen casework, built-in change room counters and cabinets, full-height player lockers with fold-up seats, motorized fabric roller shades, and riser-mounted aluminum bench seating with backrests for approximately 1,000 spectators. All furnishings are in excellent condition with lifecycle replacements budgeted at projected end-of-life dates.

Fixed Furnishings

No significant deficiencies, damage, or deferred maintenance items were noted for any of the fixed furnishings during the assessment. All components appear to be well-maintained and are functioning as intended. There are no immediate concerns requiring urgent repair or replacement.

All recommended actions for the fixed furnishings are for lifecycle replacement, which should be incorporated into the long-term capital reserve planning. Given the current excellent condition and substantial remaining service lives of these components, no capital expenditures are anticipated in the short to medium term. Continued routine maintenance is recommended to preserve their current condition and maximize their useful life.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Change Room Counters**		● A		N/A	2010	30 yr
ACTION: Lifecycle replacement.						
Team Lockers**		● A		N/A	2010	30 yr
ACTION: Lifecycle replacement.						
Window Coverings**		● A		N/A	2012	25 yr
ACTION: Lifecycle replacement.						
Spectator Seating**		● A		N/A	2010	35 yr
ACTION: Lifecycle replacement.						

E2010.02.07 Kitchen Casework

The kitchen casework within the Westbrook Community Arena consists primarily of laminate-faced particleboard cabinets, installed concurrently with the building's original construction in 2010. These cabinets are located in the concession area and a small multi-purpose room kitchen. The casework generally presents in excellent condition, exhibiting minimal signs of wear, such as minor surface scratches or delamination, which is consistent with its age and typical institutional use. No significant deficiencies, structural damage, or functional impairments were observed during the assessment.

No immediate concerns or deferred maintenance items were identified for the kitchen casework. The current condition suggests that the cabinets have been well-maintained and are performing as intended. Given the observed condition and the typical design life of similar commercial-grade laminate casework, the existing installation is anticipated to provide continued service for the foreseeable future.

The recommended action for the kitchen casework is lifecycle replacement, aligning with a projected design life of 30 years from its 2010 installation. This places the anticipated replacement around 2040, allowing for long-term capital planning. No priority actions are required at this time, as the system is fully functional and in excellent condition. The current state of the casework does not necessitate any immediate attention or capital expenditure outside of routine cleaning and minor cosmetic repairs as they may arise.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Kitchen Cabinets**		● A		N/A	2010	30 yr
ACTION: Lifecycle replacement.						

F SPECIAL CONSTRUCTION & DEMOLITION

Special Construction

Special construction encompasses the ice rink systems including HDPE-panel dasher boards with acrylic glazing, a centre-hung digital scoreboard, player bench and change room seating, the ice sheet on a standard slab-on-grade, a snow melt pit with submerged heating coil, two electric resurfacers water heaters, and a packaged ice water treatment system. Refrigeration equipment is located in and served from the adjacent main facility. The dasher board glazing and panels show scuffing from puck impacts with some cap damage, rated as acceptable condition. Building automation controls for mechanical systems are integrated with the main facility's BAS.

Special Facilities

A notable deficiency was observed with the dasher boards, which are in acceptable condition but exhibit scuffing on the glazing and panels from puck impacts, along with localized damage to the cap. While not an immediate safety concern, this wear indicates a need for medium-term attention. The dasher boards, installed in 2010, have an expected design life of 50 years, suggesting that the observed damage is primarily cosmetic and operational wear rather than end-of-life deterioration. The refrigeration plant was not assessed during this review, and its installation year and design life are unknown, precluding a detailed evaluation or recommendation at this time.

Recommended actions for the Special Facilities primarily involve lifecycle replacements as part of capital reserve planning. The dasher boards are recommended for lifecycle replacement, with the player bench seating to be included in this scope. The scoreboard, change room benches, and resurfacer water heaters are also slated for lifecycle replacement at the end of their respective design lives. The snow melt pit, while in excellent condition, will require heating coil replacement as a lifecycle item, with routine pit cleaning as ongoing maintenance. No immediate repairs or replacements are required for any of the Special Facilities components at the time of this assessment, with all identified concerns falling within the scope of medium-term planning or routine maintenance.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Dasher Boards**	Ice Rink	● C	Glazing and panels scuffed from puck impacts; cap damaged in spots.	Medium-Term	2010	50 yr
ACTION: Lifecycle replacement.						
Scoreboard**		● A		N/A	2010	25 yr
ACTION: Lifecycle replacement.						
Player Bench Seating**		● A		N/A	2010	50 yr
ACTION: Included in dasher board replacement.						
Change Room Benches**		● A		N/A	2010	35 yr
ACTION: Lifecycle replacement.						
Rink Slab*		● A		N/A	2010	50 yr
Refrigeration Plant**		● N/A		N/A	—	—
Snow Melt Pit**		● A		N/A	2010	25 yr
ACTION: Heating coil replacement. Pit cleaning as maintenance.						
Resurfacer Water Heaters**	Ice Resurfacer Room	● A		N/A	2010	10 yr
ACTION: Lifecycle replacement.						

F1040.02 Ice Rinks

The ice rink system at the Westbrook Community Arena is a critical component for its primary function. This system encompasses the specialized equipment and infrastructure required to produce and maintain the ice surface, including the ice water treatment system. The ice water treatment system, installed in 2010, is currently in excellent condition, exhibiting no notable deficiencies or concerns. Its design life is estimated at 25 years, suggesting a remaining service life of approximately 11 years.

No significant deficiencies or concerns were observed with the ice water treatment system during the assessment. The system appears to be well-maintained and is functioning as intended, contributing to the high quality of the ice surface. No deferred maintenance items were identified for this specific component.

Given its excellent condition and remaining service life, no immediate actions or capital expenditures are recommended for the ice water treatment system at this time. Future capital planning should consider the eventual replacement of this system as it approaches the end of its design life, likely within the next decade, to ensure continued operational efficiency and ice quality.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Ice Water Treatment*		● A		N/A	2010	25 yr

Special Controls & Instrumentation

Given that a detailed assessment of the BAS was outside the scope of this report, specific deficiencies or concerns cannot be definitively identified. However, it is generally prudent for a facility of this age and complexity to have a well-maintained and regularly updated BAS to optimize energy efficiency and occupant comfort. The installation year and design life of the existing BAS are unknown, precluding an accurate assessment of its remaining service life. Without this information, it is challenging to project future capital expenditures related to system replacement or significant upgrades.

No immediate actions are recommended based on the observations made during the site visit, as no critical failures or operational issues were apparent. However, it is recommended that the property management conduct a specialized assessment of the Building Automation System by a qualified controls contractor. This assessment should include a review of the system's current programming, operational efficiency, component condition, and an evaluation of its remaining useful life. The findings from such an assessment would inform future capital planning for potential upgrades or replacement, ensuring the system continues to meet the operational demands of the arena effectively and efficiently. This proactive approach would fall under capital reserve planning rather than immediate attention.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Building Automation*		● N/A		N/A	—	—

BUILDING SITEWORK

Site Improvements

Site improvements include concrete pedestrian paving along the north perimeter, cast-in-place concrete entry steps, a single metal railing at north stairs, metal and wood benches, single-loop bicycle parking, a large metal sculptural installation at the northeast corner, and two planted beds with shrubs, trees, and bark mulch ground cover. All site improvements are in excellent condition with concrete paving and entry steps having lifecycle replacements budgeted around 2050.

Pedestrian Paving

Conversely, the tactile walking surface indicators, also installed in 2010 with an expected useful life of 20 years, are currently in acceptable condition but exhibit several minor deficiencies. Observations include minor cracking in the grout lines between sections, the presence of pink spray paint/graffiti, and some sections appearing slightly uneven. Similarly, the adjacent concrete sidewalk sections, installed concurrently with an expected useful life of 30 years, show minor debris accumulation in the joint between the sidewalk and the tactile indicators, along with some surface discoloration.

No immediate repairs are deemed necessary for the pedestrian paving system. However, the deficiencies noted in the tactile walking surface indicators and the adjacent concrete sidewalk warrant long-term monitoring. Specifically, the cracking and unevenness of the TWSIs should be regularly observed for progression, and the graffiti should be removed to maintain the aesthetic and functional integrity of the area. Regular cleaning of the joints between the sidewalks and TWSIs is recommended

to prevent further debris accumulation and potential deterioration. While these items do not require immediate capital expenditure, the eventual replacement of the tactile walking surface indicators should be factored into future capital reserve planning due to their anticipated wear and tear and approaching end of design life.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Pedestrian Paving (Tactile Walking Surface Indicators - Concrete)	Exterior, adjacent to concrete sidewalk	● C	Minor cracking in grout lines between sections. Presence of pink spray paint/graffiti. Some sections appear slightly uneven.	Long-Term	2010	20 yr
ACTION: Monitor cracking and unevenness. Remove graffiti. Plan for eventual replacement due to wear and tear.						
Pedestrian Paving (Concrete Sidewalk)	Exterior, adjacent to tactile walking surface indicators	● C	Minor debris accumulation in the joint between the sidewalk and the tactile indicators. Some surface discoloration.	Long-Term	2010	30 yr
ACTION: Monitor for further deterioration. Implement regular cleaning of joints.						
Concrete Sidewalks**	Exterior - Perimeter	● A		N/A	2010	40 yr
ACTION: Lifecycle replacement.						

G2030.06.01 Cast-in-Place Concrete Steps

The cast-in-place concrete steps at the Westbrook Community Arena primarily consist of the main entry steps leading to the facility. These steps, installed during the building's construction in 2010, are currently in excellent condition. No significant cracking, spalling, or settlement was observed during the site visit. The step surfaces exhibit good integrity, and the risers and treads are uniformly level, indicating proper construction and minimal wear over their 14 years of service. The concrete appears to be well-maintained, with no evidence of deferred maintenance or immediate repair needs.

No deficiencies or concerns were noted for the cast-in-place concrete steps. The current condition suggests that these components are performing as intended and are expected to continue doing so for the foreseeable future. Given their design life of 40 years, the steps have approximately 26 years of remaining service life.

Based on the excellent current condition and the absence of any observed deficiencies, no immediate actions or repairs are recommended for the cast-in-place concrete steps. Lifecycle replacement is the only recommended action, which should be planned as part of long-term capital reserve planning. This replacement is projected to occur around the year 2050, aligning with the end of their expected useful life. No items require immediate attention.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Concrete Entry Steps**		● A		N/A	2010	40 yr
ACTION: Lifecycle replacement.						

G2030.06 Exterior Steps and Ramps

Exterior steps and ramps at the subject property consist primarily of concrete construction, providing access to various building entrances and grade changes around the perimeter. These elements are generally observed to be in good condition, exhibiting no significant cracking, spalling, or settlement that would impede their functionality or pose immediate safety hazards. The concrete surfaces appear well-maintained, with adequate drainage provisions to prevent water accumulation. The overall condition of these components is considered excellent, consistent with their installation in 2010 and an expected useful life of 30 years or more for concrete elements.

Associated with the exterior steps and ramps are various handrails, predominantly constructed of painted steel or aluminum. These handrails are securely mounted and exhibit no signs of loose connections, significant corrosion, or structural compromise. The paint finish on steel handrails is generally intact, with only minor scuffs or localized wear observed, which is typical for components of this age. All handrails appear to meet current accessibility and safety standards, providing stable support for users. No immediate deficiencies or concerns were noted regarding the handrails.

Based on the current excellent condition of the exterior steps and ramps, no immediate repairs or capital expenditures are recommended. These components are anticipated to continue performing their intended function for the foreseeable future, well within their expected remaining service life. Routine maintenance, such as cleaning and minor touch-up painting of handrails, should be incorporated into the operational budget. Replacement of individual handrail sections or concrete step components would only be required on an as-needed basis, below the threshold for capital reserve planning, should localized damage or deterioration occur in the future.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Exterior Handrails**		● A		N/A	2010	30 yr

ACTION: Replace as needed below threshold.

Site Development

Specifically, the site benches, installed in 2010, are in excellent condition. With an expected useful life of 25 years, these benches have approximately 11 years of remaining service life. Similarly, the public art installation, also from 2010, is in excellent condition. Given its design life of 50 years, this feature has approximately 36 years of remaining service life. Both components appear to have been well-maintained since their installation.

Due to the excellent condition and substantial remaining service life of all observed site development components, no immediate actions or capital expenditures are recommended at this time. Routine maintenance, consistent with the current practices, should be continued to preserve the condition of these elements. Future capital planning for replacement of these items can be scheduled in accordance with their respective expected useful lives, with the site benches anticipated for replacement around 2035 and the public art around 2060.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Site Benches*		● A		N/A	2010	25 yr
Public Art*		● A		N/A	2010	50 yr

G2040.05.04 Bicycle Racks

Bicycle racks are provided at the Westbrook Community Arena to accommodate patrons and staff utilizing alternative transportation methods. The racks observed consist of galvanized steel inverted U-racks, securely anchored to concrete pads adjacent to the main entrances. These racks, installed concurrently with the building's construction in 2010, are estimated to have a design life of 25 years, suggesting a remaining service life of approximately 11 years.

During the site visit, the bicycle racks were observed to be in excellent condition. No significant deficiencies were noted, such as corrosion, structural damage, loose anchors, or vandalism. The racks appear to be well-maintained and are adequately sized for the current demand, providing convenient and secure bicycle storage.

Given their current excellent condition and remaining service life, no immediate actions or capital expenditures are recommended for the bicycle racks. Their continued functionality is anticipated without intervention for the foreseeable future. Future capital planning should consider replacement or refurbishment of the racks as they approach the end of their estimated design life, likely around 2035.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Bike Racks*		● A		N/A	2010	25 yr

Landscaping

No significant deficiencies or concerns were observed during the site visit. All plant material appeared well-irrigated and free from signs of disease or pest infestation. Hardscape elements within the landscaped areas, such as decorative rockeries or retaining features, were also found to be in good condition, with no evidence of cracking, shifting, or deterioration. The turf areas were uniformly green and dense, indicating effective maintenance practices.

Given the excellent condition of the landscaping, no immediate actions or capital reserve planning are recommended at this time. Continued routine maintenance, including watering, pruning, fertilization, and pest control, is anticipated to preserve the current high standard. No items were identified as requiring immediate attention. The current state of the landscaping contributes positively to the property's curb appeal and overall environmental quality.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Landscaping*	Exterior - Grounds	● A		N/A	2010	100 yr

ACTION: Continue monitoring.

Site Mechanical Utilities

Site mechanical utilities include converging sanitary piping to a 150 mm header discharging to the municipal sanitary main, and three buried stormwater retention tanks discharging via a 350 mm header to the municipal storm main. No capital expenditure is expected for either system within the 10-year study period.

Sanitary Sewer

No significant deficiencies or concerns were noted regarding the sanitary sewer system. The system appears to be functioning as intended, with no reported issues of backups, slow drainage, or foul odors. Given its relatively young age and robust material selection, the system is performing well within its expected service parameters.

No immediate actions or repairs are recommended for the sanitary sewer system. Its current excellent condition suggests that routine maintenance, as typically performed by the facility's operations staff, will be sufficient to ensure its continued reliable performance. No capital reserve planning is required for major system replacement within the foreseeable future, as the system is not anticipated to reach the end of its useful life for several decades.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Sanitary Sewer*		● A		N/A	2010	75 yr

Storm Sewer

Overall, the storm sewer system appears to be functioning as intended, with no significant deficiencies or concerns identified during the assessment. Catch basins and visible portions of the piping system were free of blockages and debris, and there was no evidence of localized flooding or drainage issues around the building perimeter. The robust construction and apparent diligent maintenance of the storm water tanks contribute significantly to the system's current excellent condition.

No immediate actions or repairs are recommended for the storm sewer system. The system's components are well within their expected service lives, and no deferred maintenance items were noted. Capital planning for this system can focus on long-term replacement reserves for the storm water tanks, though this is not anticipated to be required for several decades. Routine inspection and cleaning of catch basins and storm drains should continue as part of the facility's ongoing operational maintenance.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Storm Water Tanks*		● A		N/A	2010	75 yr

Site Electrical Utilities

Site electrical utilities include pole-mounted LED luminaires along the north and east sidewalks, an exterior card reader at the main entrance integrated with the main facility's security system, and exterior CCTV cameras connected to the main facility's surveillance system. All systems are in excellent condition with no capital expenditure anticipated within the study period.

Site Lighting

No significant deficiencies or concerns were noted regarding the functionality or physical integrity of the site lighting system. The illumination levels appeared adequate for the intended use of the various exterior areas, and there was no evidence of flickering, non-functional lamps, or damaged wiring. The poles exhibited no signs of leaning, significant rust, or impact damage. Given the system's current condition and age, it is anticipated to provide continued reliable service for the foreseeable future.

No immediate actions or capital expenditures are recommended for the site lighting system at this time. Routine maintenance, such as lamp replacement as failures occur and periodic cleaning of fixture lenses, should be continued as part of the facility's operational budget. The system is not anticipated to require major capital investment or replacement within the typical 10-year planning horizon for capital reserves, with its remaining service life estimated to be approximately 16 years.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Site Lighting*		● A		N/A	2010	30 yr

Site Communications and Security

Given the inability to assess the operational status of the exterior CCTV system, a comprehensive evaluation of its effectiveness and current condition is recommended. This evaluation should include a review of camera coverage, recording capabilities, and system integration with any central monitoring stations. While no significant deficiencies were observed that would necessitate immediate attention, understanding the system's age and performance is crucial for long-term capital planning.

It is recommended that a qualified security systems contractor be engaged to conduct a thorough assessment of the existing exterior CCTV system. This assessment should identify any components nearing the end of their useful life, areas requiring enhanced coverage, or opportunities for system upgrades to meet current security standards. The findings from this assessment will inform future capital expenditure planning for security system improvements or replacements, ensuring the continued safety and security of the facility.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Exterior CCTV*		● N/A		N/A	—	—

G4030.01.01.02 Security Access

The security access system at the Westbrook Community Arena primarily consists of exterior access control measures. These systems are designed to regulate entry and exit points, thereby enhancing the overall security of the facility. During the site visit, the functionality and condition of the exterior access control system were not assessed. Consequently, specific details regarding its operational status, age, or remaining service life are unknown.

No significant deficiencies or immediate concerns were noted regarding the exterior access control system during the visual observation. However, the lack of an assessment precludes a definitive statement on its current condition or the presence of latent issues. Without information on the installation year or design life, it is not possible to estimate the remaining useful life of the system components.

Given the absence of an assessment, no specific actions are recommended at this time. A comprehensive evaluation of the exterior access control system would be beneficial to determine its current operational status, identify any potential vulnerabilities, and ascertain its expected remaining service life. This would allow for informed capital planning and budgeting for future upgrades or replacements, ensuring the continued security of the facility.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Exterior Access Control*		● N/A		N/A	—	—

FUNCTIONAL ASSESSMENT

Barrier-Free Access and Building Code Issues

Both levels of the facility are accessible via elevators in the main arena and the arena's own elevator. Automatic sliding and push-button swing doors provide accessible entry throughout. Flat floor plates allow unimpeded movement, with ramps and elevators connecting levels. All washrooms include barrier-free stalls and fittings. No building code deficiencies were observed or reported during the assessment.

Barrier-Free Access

During the visual site visit, no immediate or obvious deficiencies related to barrier-free access were noted that would suggest a significant impediment to accessibility. The facility appeared to generally accommodate various users, though a detailed review against current accessibility codes and standards (e.g., Alberta Building Code, CSA B651) was outside the scope of this assessment. Without specific observations or concerns identified, the current condition of these components is presumed to be adequate for their intended purpose.

As a full assessment of barrier-free access was not performed, no specific deficiencies or concerns have been identified, and consequently, no immediate actions or capital reserve planning recommendations are provided at this time. It is important to note that accessibility standards can evolve, and what was compliant in 2010 may require updates to meet future or more stringent regulations. A dedicated accessibility audit by a qualified professional would be necessary to confirm full compliance and identify any potential areas for improvement or future capital expenditure related to barrier-free access.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Barrier-Free Route*	General	● N/A		N/A	—	—
ACTION: Continue monitoring.						
Barrier-Free Entrances*	Main Entrance	● N/A		N/A	—	—
ACTION: Continue monitoring.						
Barrier-Free Circulation*		● N/A		N/A	—	—
Accessible Washrooms*		● N/A		N/A	—	—

Alberta Building Codes

The assessment of building code compliance for the Westbrook Community Arena was limited to a visual review of readily accessible areas and available documentation during the site visit. A comprehensive review of the building's original design and construction documents, including architectural, structural, mechanical, and electrical drawings, as well as permits and

certificates of occupancy, was beyond the scope of this Property Condition Assessment. Therefore, a definitive statement regarding full compliance with the Alberta Building Code (ABC) at the time of construction or subsequent renovations cannot be provided.

Based on the visual observations made during the site visit, no readily apparent, significant life safety or structural deficiencies that would indicate a major code violation were identified. The building, constructed in 2010, would have been subject to the Alberta Building Code in effect at that time, likely the 2006 or 2010 edition, which generally aligns with the National Building Code of Canada. Given the building's relatively recent construction, it is anticipated that the original design and construction adhered to the prevailing code requirements.

No specific concerns regarding current building code compliance were noted during the assessment. As such, no immediate actions or capital reserve planning are recommended in this regard. However, it is prudent for any prospective owner to conduct a more detailed review of the building's permit history and original construction documents to confirm full compliance with all applicable codes and regulations, particularly if significant renovations or changes in occupancy are contemplated in the future. This would involve engaging a qualified professional to review the complete set of building records.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Building Code Compliance*		● N/A		N/A	—	—

Deficiency Summary

Priority-ranked deficiencies and recommended actions

SAMPLE REPORT

6

Short-Term	3 items	\$18,690
<p>A1020.07 Grade Beams (Concrete) \$12,790</p> <p>CONDITION: Spalling and deterioration of the concrete grade beam, which can lead to further structural degradation and potential water intrusion if not addressed. The exposed aggregate indicates loss of the cementitious paste.</p> <p>ACTION: Repair spalled concrete sections of the grade beam. This may involve chipping away loose material, cleaning the surface, applying a bonding agent, and patching with a suitable concrete repair mortar. Monitor for further deterioration.</p>		
<p>B2010.01.11 Exterior Sealants (Window Perimeter) \$4,000</p> <p>CONDITION: Deteriorated and failing sealant joint, which compromises the weather seal and allows for water and air infiltration into the building envelope. This can lead to moisture damage and energy loss.</p> <p>ACTION: Remove existing deteriorated sealant, clean the joint thoroughly, install backer rod if necessary, and apply new high-performance exterior sealant to ensure a watertight and airtight seal.</p>		
<p>B2010.01.02.01 Masonry Cladding* \$1,900</p> <p>CONDITION: Five panels are cracked or missing.</p> <p>ACTION: Replace damaged cladding panels.</p>		

Medium-Term	2 items	\$310,700
<p>C3020.01.01 Concrete Floor Sealer* \$10,700</p> <p>CONDITION: Finish damaged along resurfacer route; previous re-sealing attempts only partially effective.</p> <p>ACTION: Re-seal or consider upgrading to a more durable coating.</p>		
<p>F1040.02 Dasher Boards** \$300,000</p> <p>CONDITION: Glazing and panels scuffed from puck impacts; cap damaged in spots.</p> <p>ACTION: Lifecycle replacement.</p>		

Long-Term	4 items	\$15,000
<p>G2030 Pedestrian Paving (Tactile Walking Surface Indicators - Concrete) \$10,000</p> <p>CONDITION: Minor cracking in grout lines between sections. Presence of pink spray paint/graffiti. Some sections appear slightly uneven.</p> <p>ACTION: Monitor cracking and unevenness. Remove graffiti. Plan for eventual replacement due to wear and tear.</p>		
<p>G2030 Pedestrian Paving (Concrete Sidewalk) \$5,000</p> <p>CONDITION: Minor debris accumulation in the joint between the sidewalk and the tactile indicators. Some surface discoloration.</p> <p>ACTION: Monitor for further deterioration. Implement regular cleaning of joints.</p>		
<p>C1010.01.07 Metal Stud Partitions*</p> <p>CONDITION: Minor surface damage in the multi-purpose room.</p> <p>ACTION: Patch and repaint as routine maintenance.</p>		

C3010.11 Interior Painting*

CONDITION: Minor scuffs and wear.

ACTION: Repaint as routine maintenance.

SAMPLE REPORT



Capital Expenditure Plan

10-year projected capital expenditure schedule

SAMPLE REPORT



TOTAL PROJECTED COST

\$2,178,490

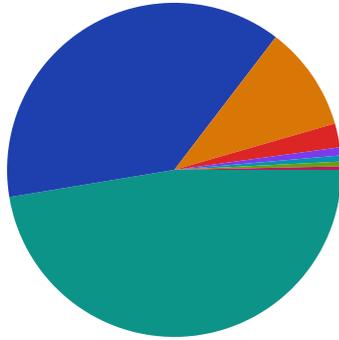
PLAN DURATION

10 years

COMPONENTS WITH COSTS

19

Expense Distribution by Category



- Roofing (47.4%)
- HVAC (38.0%)
- Special Construction (10.1%)
- Exterior Enclosure (2.3%)
- Interior Finishes (0.8%)
- Foundations (0.6%)
- Site Improvements (0.5%)
- Plumbing (0.3%)

Cost Intensity Analysis

Total 10-Year Cost

\$2,178,490

Avg Annual Cost

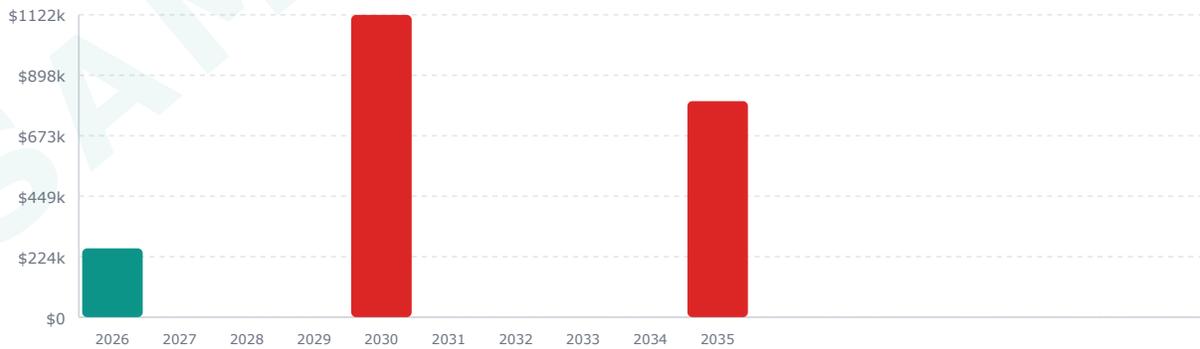
\$217,849

Peak Year Cost

\$1,121,700

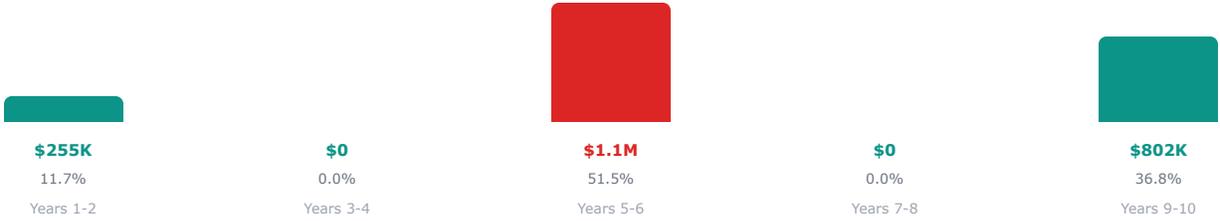
(2030)

Annual Capital Expenditure



Standard Year Cluster Year (>\$436K)

Expenditure Timing Distribution



Top 10 Components by Expenditure

#	Component	Category	Event Cost	% of Total
1	Single-Ply Membrane Roof**	B3010.04.05 Membrane Roofing (Single Ply EPDM)	\$1,032,500	47.4%
2	Air Handling Unit (Replacement)**	HVAC Distribution	\$600,000	27.5%
3	Air Handling Unit (Overhaul)**	HVAC Distribution	\$200,000	9.2%
4	Scoreboard**	Special Facilities	\$150,000	6.9%
5	Snow Melt Pit**	Special Facilities	\$50,000	2.3%
6	Automatic Sliding Entries**	B2030.01.09 Sliding Storefronts	\$29,600	1.4%
7	Radiant Heaters**	D3050.05.05 Infrared Heaters	\$27,500	1.3%
8	Resurfacers Water Heaters**	Special Facilities	\$21,000	1.0%
9	Overhead Sectional Door**	Large Exterior Special Doors	\$15,000	0.7%
10	Grade Beams (Concrete)	A1020.07 Grade Beams	\$12,790	0.6%
Remaining 9 Items			\$40,100	1.8%
Grand Total			\$2,178,490	100.0%

Expenditure Summary by Period

PERIOD	ITEMS	TOTAL COST
Immediate (2026)	7	\$255,290
Short Term (2027-2031)	8	\$1,121,700
Mid Term (2032-2035)	4	\$801,500
GRAND TOTAL	19	\$2,178,490

Component Details

UNIFORMAT ID	SYSTEM / ASSEMBLY	EXPECTED LIFE	INSTALL YR	REMAINING LIFE	CONDITION	PRIORITY	EVENT YR	EVENT COST
A Substructure								
A10 Foundations								
A1020 Special Foundations								
<i>A1020.02 Bored/Augured Piles</i>								
A1020.02.02	Deep Concrete Piles*	100	2010	84	● A	—	—	—
<i>A1020.07 Grade Beams</i>								
A1020.07	Grade Beams (Concrete)	75	2010	59	● C	Short-Term	2026	\$12,790
ACTION: Repair spalled concrete sections of the grade beam. This may involve chipping away loose material, cleaning the surface, applying a bonding agent, and patching with a suitable concrete repair mortar. Monitor for further deterioration.								
A1020.07	Grade Beams*	100	2010	84	● A	—	—	—
ACTION: Lifecycle replacement.								
A1030 Slab-on-Grade								
A1030.01	Slab-on-Grade* (General)	75	2010	59	● A	—	—	—
A1030.01	Slab-on-Grade* (Rink Area)	50	2010	34	● A	—	—	—
<i>A1030.02 Structural Slab-on-Grade</i>								
A1030.02	Structural Slab-on-Grade*	75	2010	59	● A	—	—	—
<i>A1030.05 Pits and Bases</i>								
A1030.05	Below-Grade Pits and Tanks*	75	2010	59	● A	—	—	—
B Shell								
B10 Superstructure								
B1010 Floor Construction								
<i>B1010.05 Mezzanine Construction</i>								
B1010.05.03	Structural Steel Mezzanine*	75	2010	59	● A	—	—	—
B1020 Roof Construction								
<i>B1020.01 Roof Structural Frame</i>								

UNIFORMAT ID	SYSTEM / ASSEMBLY	EXPECTED LIFE	INSTALL YR	REMAINING LIFE	CONDITION	PRIORITY	EVENT YR	EVENT COST
B1020.01.0 1.05	Roof-Supporting Steel Columns*	75	2010	59	● A	—	—	—
B1020.01.0 2.04	Roof Steel Beams*	75	2010	59	● A	—	—	—
B1020.01.0 3.02	Roof Steel Trusses*	75	2010	59	● A	—	—	—
ACTION: Routine maintenance.								
<i>B1020.03 Roof Decks, Slabs, and Sheathing</i>								
B1020.03.0 5	Metal Roof Deck*	75	2010	59	● A	—	—	—
B20 Exterior Enclosure								
B2010 Exterior Walls								
B2010.03	Insulation & Air Barrier*	75	2010	59	● A	—	—	—
B2010.06	Mechanical Louvers*	50	2010	34	● A	—	—	—
<i>B2010.01 Exterior Wall Exterior Skin</i>								
B2010.01.1 1	Exterior Sealants (Window Perimeter)	10	2010	0	● D	Short-Term	2026	\$4,000
ACTION: Remove existing deteriorated sealant, clean the joint thoroughly, install backer rod if necessary, and apply new high-performance exterior sealant to ensure a watertight and airtight seal.								
B2010.01.0 2.01	Masonry Cladding*	75	2010	59	● B	Short-Term	2026	\$1,900
ACTION: Replace damaged cladding panels.								
B2010.01.0 6	Phenolic Panel Siding**	50	2010	34	● A	—	2060	\$143,800
ACTION: End-of-life replacement								
<i>B2010.02 Exterior Wall Construction</i>								
B2010.02.0 4	Steel Stud Backup Wall*	75	2010	59	● A	—	—	—
B2020 Exterior Windows								
B2020.01.0 1	Exterior Windows (Glazing)	35	2010	19	● C	—	2045	\$184,843
ACTION: Routine cleaning of exterior window surfaces.								
B2020.03	Curtain Wall Glazing**	40	2010	24	● A	—	2050	\$133,100
ACTION: End-of-life replacement								

UNIFORMAT ID	SYSTEM / ASSEMBLY	EXPECTED LIFE	INSTALL YR	REMAINING LIFE	CONDITION	PRIORITY	EVENT YR	EVENT COST
B2030 Exterior Doors								
<i>B2030.03 Large Exterior Special Doors</i>								
B2030.03.02	Overhead Sectional Door**	20	2010	4	● A	—	2030	\$15,000
ACTION: Lifecycle replacement								
<i>B2030.01.09 Sliding Storefronts</i>								
B2030.01.09	Automatic Sliding Entries**	30	2010	14	● A	—	2030	\$29,600
ACTION: Lifecycle replacement								
<i>B2030.02.01 Metal Doors and Frames</i>								
B2030.02.01	Hollow Metal Service Doors**	50	2010	34	● A	—	2060	\$4,800
ACTION: Lifecycle replacement								
B30 Roofing								
B3010 Roof Coverings								
B3010.08.03	Sealants**	30	2010	14	● C	—	—	—
ACTION: Monitor and repair as maintenance; wholesale replacement with re-roofing.								
B3010.09	Fall Protection Anchors**	45	2010	29	● A	—	2055	\$35,900
ACTION: Lifecycle replacement. Annual inspections as operating expense.								
<i>B3010.01 Deck Vapour Retarder and Insulation</i>								
B3010.01	Roof Insulation & Vapour Barrier*	25	2010	9	● A	—	—	—
<i>B3010.07 Sheet Metal Roofing</i>								
B3010.08.01	Sheet Metal Flashings**	40	2010	24	● B	—	—	—
<i>B3010.04.05 Membrane Roofing (Single Ply EPDM)</i>								
B3010.04.05	Single-Ply Membrane Roof**	25	2010	9	● B	—	2030	\$1,032,500
ACTION: Full membrane replacement. Noted deficiencies may shorten service life.								
B3020 Roof Openings								

UNIFORMAT ID	SYSTEM / ASSEMBLY	EXPECTED LIFE	INSTALL YR	REMAINING LIFE	CONDITION	PRIORITY	EVENT YR	EVENT COST
B3020.02.01	Roof Access Hatch*	40	2010	24	● A	—	—	—

C Interiors

C10 Interior Construction

C1010 Partitions

C1010.07	Firestopping*	40	2010	24	● A	—	—	—
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C1010.05.1 C1010.05 Interior Windows - 2010

C1010.01.02	Concrete Interior Walls*	75	2010	59	● A	—	—	—
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C1010.05.2 C1010.05 Interior Windows - 2010

C1010.06	Interior Glazing*	75	2010	59	● A	—	—	—
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C1010.08.1 C1010.08 Other Partitions - 2010

C1010.01.03	Masonry Partitions*	75	2010	59	● A	—	—	—
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C1010.08.2 C1010.08 Other Partitions - 2010

C1010.01.07	Metal Stud Partitions*	75	2010	59	● A	Long-Term	—	—
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ACTION: Patch and repaint as routine maintenance.

C1020 Interior Doors

C1020.05.01	Rolling Steel Shutters*	30	2010	14	● A	—	—	—
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C1020.01.1 C1020.01 Interior Swinging Doors - 2010

C1020.01	Interior Swing Doors*	40	2010	24	● A	—	—	—
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C1020.01.2 C1020.01 Interior Swinging Doors - 2010

C1020.04	Sliding Interior Doors*	40	2010	24	● A	—	—	—
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C1020.03 Interior Fire Doors

C1020.03	Fire-Rated Doors*	60	2010	44	● A	—	—	—
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C1020.06 Interior Gates

C1020.06	Interior Gates*	40	2010	24	● A	—	—	—
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UNIFORMAT ID	SYSTEM / ASSEMBLY	EXPECTED LIFE	INSTALL YR	REMAINING LIFE	CONDITION	PRIORITY	EVENT YR	EVENT COST
C1030 Fittings								
C1030.02.01	Toilet Partitions**	40	2010	24	● A	—	2050	\$30,000
ACTION: Lifecycle replacement								
C1030.14	Washroom Accessories*	30	2010	14	● A	—	—	—
C1030.01.03 Visual Display Boards								
C1030.01.03	Display Boards**	30	2010	14	● A	—	2040	\$2,100
ACTION: Lifecycle replacement								
C1030.05 Wall and Corner Guards								
C1030.05	Corner Guards*	30	2010	14	● A	—	—	—
C1030.06.01 Metal Handrails								
C1030.06.01	Handrails*	40	2010	24	● A	—	—	—
C1030.10.01 Metal Lockers								
C1030.10.01	Metal Lockers**	30	2010	14	● A	—	2040	\$3,700
ACTION: Lifecycle replacement								
C20 Stairs and Ramps								
C2010 Stair Construction								
C2010.03	Steel-Pan Stairs*	75	2010	59	● A	—	—	—
C2010.02 Precast Concrete Stair Construction								
C2010.02	Precast Concrete Stairs*	75	2010	59	● A	—	—	—
C2020 Stair Finishes								
C2020.08	Glass Guard Railings*	40	2010	24	● A	—	—	—
C2020.11	Stair Nosing Paint*	15	2010	0	● B	—	—	—
ACTION: Touch-up as routine maintenance.								
C2030 Interior Ramps								
C2030.01.1 C2030.01 Ramp Construction - 2010								
C2030.01	Concrete Ramps*	75	2010	59	● A	—	—	—

UNIFORMAT ID	SYSTEM / ASSEMBLY	EXPECTED LIFE	INSTALL YR	REMAINING LIFE	CONDITION	PRIORITY	EVENT YR	EVENT COST
<i>C2030.01.2 C2030.01 Ramp Construction - 2010</i>								
C2030.01	Ramp Floor Finish**	30	2010	14	● C	—	—	—
ACTION: Re-seal or upgrade finish along resurfacers path.								
<i>C2030.01.3 C2030.01 Ramp Construction - 2010</i>								
C2030.01	Ramp Handrails**	45	2010	29	● A	—	2055	\$2,400
ACTION: Lifecycle replacement								
C30 Interior Finishes								
C3010 Wall Finishes								
<i>C3010.01 Concrete Wall Finishes</i>								
C3010.01	Concrete Wall Sealer*	40	2010	24	● A	—	—	—
<i>C3010.04 Gypsum Board Wall Finishes</i>								
C3010.04	Gypsum Board Walls*	75	2010	59	● B	—	—	—
<i>C3010.02.1 C3010.02 Wall Paneling - 2010</i>								
C3010.09	Acoustic Wall Panels**	30	2010	14	● A	—	2040	\$22,500
ACTION: Lifecycle replacement								
<i>C3010.02.2 C3010.02 Wall Paneling - 2010</i>								
C3010.06.01	Wall Ceramic Tile**	50	2010	34	● A	—	2060	\$56,700
ACTION: Lifecycle replacement								
<i>C3010.11 Interior Wall Painting</i>								
C3010.11	Interior Painting*	20	2010	4	● B	Long-Term	—	—
ACTION: Repaint as routine maintenance.								
C3020 Floor Finishes								
C3020.01.01	Concrete Floor Sealer*	15	2010	0	● C	Medium-Term	2026	\$10,700
ACTION: Re-seal or consider upgrading to a more durable coating.								
<i>C3020.02.01.1 C3020.02.01 Quarry Tile - 2010</i>								
C3020.02.01	Floor Ceramic Tile**	40	2010	24	● A	—	2050	\$30,300
ACTION: Lifecycle replacement								

UNIFORMAT ID	SYSTEM / ASSEMBLY	EXPECTED LIFE	INSTALL YR	REMAINING LIFE	CONDITION	PRIORITY	EVENT YR	EVENT COST
<i>C3020.02.01.2 C3020.02.01 Quarry Tile - 2010</i>								
C3020.07	Vinyl Composition Tile**	20	2010	4	● A	—	2030	\$1,300
ACTION: Lifecycle replacement								
<i>C3020.02.01.3 C3020.02.01 Quarry Tile - 2010</i>								
C3020.08	Carpet Tile**	15	2010	0	● A	—	2026	\$4,900
ACTION: Lifecycle replacement								
<i>C3020.04 Wood Flooring</i>								
C3020.14	Rubber Sport Flooring*	20	2010	4	● B	—	—	—
C3030 Ceiling Finishes								
<i>C3030.04 Gypsum Board Ceiling Finishes</i>								
C3030.04	Gypsum Board Ceilings*	75	2010	59	● A	—	—	—
<i>C3030.02.1 C3030.02 Ceiling Paneling - 2010</i>								
C3030.06	Acoustic Ceiling Tiles**	50	2010	34	● A	—	2040	\$23,000
ACTION: Lifecycle replacement								
<i>C3030.02.2 C3030.02 Ceiling Paneling - 2010</i>								
C3030.07	Ceiling Paint*	50	2010	34	● A	—	—	—
D Services								
D20 Plumbing								
D2010 Plumbing Fixtures								
D2010.03	Lavatories**	30	2010	14	● A	—	2040	\$33,000
ACTION: Lifecycle replacement								
D2010.04	Utility Sink**	25	2010	9	● A	—	2035	\$1,500
ACTION: Lifecycle replacement								
D2010.04	Kitchen Sinks**	30	2010	14	● A	—	2040	\$2,000
ACTION: Lifecycle replacement								
<i>D2010.01 Water Closets</i>								
D2010.01	Water Closets**	30	2010	14	● A	—	2040	\$33,400
ACTION: Lifecycle replacement								
<i>D2010.02 Urinals</i>								

UNIFORMAT ID	SYSTEM / ASSEMBLY	EXPECTED LIFE	INSTALL YR	REMAINING LIFE	CONDITION	PRIORITY	EVENT YR	EVENT COST
D2010.02	Urinals**	30	2010	14	● A	—	2040	\$20,400
ACTION: Lifecycle replacement								
D2020 Domestic Water Distribution								
D2020.02.06	Water Heating**	—	—	—	● N/A	—	—	—
<i>D2020.02.02 Plumbing Pumps: Domestic Water</i>								
D2020.01.01	Domestic Water Piping*	50	2010	34	● A	—	—	—
D2030 Sanitary Waste								
D2030.03	Sump Pump*	20	2010	4	● A	—	—	—
<i>D2030.03 Waste Piping Equipment</i>								
D2030.01	Sanitary Waste Piping*	75	2010	59	● A	—	—	—
<i>D2030.02.04 Floor Drains</i>								
D2030.02.04	Floor Drains*	50	2010	34	● A	—	—	—
D2040 Rain Water Drainage								
<i>D2040.01.1 D2040.01 Rain Water Drainage Piping Systems - 2010</i>								
D2040.01	Storm Drain Piping*	75	2010	59	● A	—	—	—
<i>D2040.01.2 D2040.01 Rain Water Drainage Piping Systems - 2010</i>								
D2040.01	Foundation Drainage*	75	2010	59	● A	—	—	—
<i>D2040.02.04 Roof Drains</i>								
D2040.02.04	Roof Drains*	40	2010	24	● A	—	—	—
D30 HVAC								
D3020 Heat Generating Systems								
D3020.02.01	Heating Plant**	—	—	—	● N/A	—	—	—
ACTION: Lifecycle replacement.								
D3030 Cooling Generating Systems								
D3030.02	Chilled Water Plant**	—	—	—	● N/A	—	—	—

UNIFORMAT ID	SYSTEM / ASSEMBLY	EXPECTED LIFE	INSTALL YR	REMAINING LIFE	CONDITION	PRIORITY	EVENT YR	EVENT COST
D3040 HVAC Distribution								
D3040.01.0 1	Air Handling Unit (Overhaul)**	25	2010	9	● A	—	2026	\$200,000
ACTION: Mid-life overhaul including VFD replacement.								
D3040.01.0 1	Air Handling Unit (Replacement)**	25	2010	9	● A	—	2035	\$600,000
ACTION: Full lifecycle replacement.								
D3040.01.0 2	Roof Exhaust Fan**	25	2011	10	● B	—	2036	\$35,000
ACTION: Lifecycle replacement.								
D3040.01.0 4	Ductwork*	25	2010	9	● A	—	—	—
D3040.03.0 1	Hydronic Distribution**	—	—	—	● N/A	—	—	—
D3050 Terminal & Packaged Units								
<i>D3050.05.02 Fan Coil Units</i>								
D3050.05.0 2	Fan Coil Units**	35	2010	19	● A	—	2045	\$42,350
ACTION: Lifecycle replacement.								
<i>D3050.05.05 Infrared Heaters</i>								
D3050.05.0 5	Radiant Heaters**	20	2010	4	● A	—	2030	\$27,500
ACTION: Lifecycle replacement.								
D3060 HVAC Controls								
D3060.02.0 5	Building Automation**	—	—	—	● N/A	—	—	—
D40 Fire Protection								
D4010 Sprinklers								
D4010.01	Wet Sprinkler System*	30	2010	14	● B	—	—	—
D4030 Fire Protection Specialties								
D4030.01	Fire Extinguishers*	30	2010	14	● A	—	—	—
D50 Electrical								

UNIFORMAT ID	SYSTEM / ASSEMBLY	EXPECTED LIFE	INSTALL YR	REMAINING LIFE	CONDITION	PRIORITY	EVENT YR	EVENT COST
D5010 Electrical Service and Distribution								
D5010.02	Step-Down Transformers**	40	2010	24	● A	—	2050	\$44,300
ACTION: Lifecycle replacement.								
D5010.03	Main Disconnect Switches**	40	2010	24	● A	—	2050	\$18,700
ACTION: Lifecycle replacement.								
D5010.05	Distribution Panelboards**	40	2010	24	● A	—	2050	\$112,200
ACTION: Lifecycle replacement.								
D5020 Lighting and Branch Wiring								
D5020.02.0 2.02	Fluorescent Lighting**	30	2010	14	● A	—	2040	\$22,900
ACTION: Lifecycle replacement.								
D5020.02.0 2.05	LED Lighting*	30	2010	14	● A	—	—	—
D5020.02.0 4	Exterior Signage*	25	2010	9	● A	—	—	—
D5020.01 Electrical Branch Wiring								
D5020.01	Branch Wiring*	75	2010	59	● A	—	—	—
ACTION: Routine maintenance.								
D5020.02.03.01 Emergency Lighting Built-in								
D5020.02.0 3.02	Emergency Lighting**	25	2010	9	● A	—	2035	—
ACTION: Replace as needed below threshold.								
D5020.02.03.03 Exit Signs								
D5020.02.0 3.03	Exit Signs*	40	2010	24	● A	—	—	—
D5030 Communications and Security								
D5030.02.0 4	CCTV**	—	—	—	● N/A	—	—	—
D5030.03	Scoreclock/Timing*	15	2010	0	● A	—	—	—
D5030.01 Detection and Alarm Fire Alarm								
D5030.01	Fire Alarm**	—	—	—	● N/A	—	—	—

UNIFORMAT ID	SYSTEM / ASSEMBLY	EXPECTED LIFE	INSTALL YR	REMAINING LIFE	CONDITION	PRIORITY	EVENT YR	EVENT COST
<i>D5030.02.03 Security Access</i>								
D5030.02.03	Access Control**	—	—	—	● N/A	—	—	—
<i>D5030.05 Public Address and Music Systems</i>								
D5030.05	Public Address*	20	2010	4	● A	—	—	—
<i>D5090 Other Electrical Systems</i>								
D5090.02	Emergency Generator**	—	—	—	● N/A	—	—	—

E Equipment & Furnishings

E20 Furnishings

E2010 Fixed Furnishings

E2010.02.98	Change Room Counters**	30	2010	14	● A	—	2040	\$2,600
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ACTION: Lifecycle replacement.

E2010.02.99	Team Lockers**	30	2010	14	● A	—	2040	\$87,000
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ACTION: Lifecycle replacement.

E2010.03.01	Window Coverings**	25	2012	11	● A	—	2040	\$27,500
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ACTION: Lifecycle replacement.

E2010.05.06	Spectator Seating**	35	2010	19	● A	—	2045	\$227,500
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ACTION: Lifecycle replacement.

E2010.02.07 Kitchen Casework

E2010.02.07	Kitchen Cabinets**	30	2010	14	● A	—	2040	\$7,300
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ACTION: Lifecycle replacement.

F SPECIAL CONSTRUCTION & DEMOLITION

F10 Special Construction

F1040 Special Facilities

F1040.02	Dasher Boards**	50	2010	34	● C	Medium-Term	2060	\$300,000
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ACTION: Lifecycle replacement.

F1040.02	Scoreboard**	25	2010	9	● A	—	2035	\$150,000
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UNIFORMAT ID	SYSTEM / ASSEMBLY	EXPECTED LIFE	INSTALL YR	REMAINING LIFE	CONDITION	PRIORITY	EVENT YR	EVENT COST
ACTION: Lifecycle replacement.								
F1040.02	Player Bench Seating**	50	2010	34	● A	—	—	—
ACTION: Included in dasher board replacement.								
F1040.02	Change Room Benches**	35	2010	19	● A	—	2045	\$13,400
ACTION: Lifecycle replacement.								
F1040.02	Rink Slab*	50	2010	34	● A	—	—	—
F1040.02	Refrigeration Plant**	—	—	—	● N/A	—	—	—
F1040.02	Snow Melt Pit**	25	2010	9	● A	—	2035	\$50,000
ACTION: Heating coil replacement. Pit cleaning as maintenance.								
F1040.02	Resurfacer Water Heaters**	10	2010	0	● A	—	2026	\$21,000
ACTION: Lifecycle replacement.								
<i>F1040.02 Ice Rinks</i>								
F1040.02	Ice Water Treatment*	25	2010	9	● A	—	—	—
F1050 Special Controls & Instrumentation								
F1050.02	Building Automation*	—	—	—	● N/A	—	—	—
G Building Sitework								
G20 Site Improvements								
G2030 Pedestrian Paving								
G2030	Pedestrian Paving (Tactile Walking Surface Indicators - Concrete)	20	2010	4	● C	Long-Term	2030	\$10,000
ACTION: Monitor cracking and unevenness. Remove graffiti. Plan for eventual replacement due to wear and tear.								
G2030	Pedestrian Paving (Concrete Sidewalk)	30	2010	14	● C	Long-Term	2040	\$5,000
ACTION: Monitor for further deterioration. Implement regular cleaning of joints.								
G2030.04	Concrete Sidewalks**	40	2010	24	● A	—	2050	\$204,200
ACTION: Lifecycle replacement.								
<i>G2030.06.01 Cast-in-Place Concrete Steps</i>								
G2030.06.01	Concrete Entry Steps**	40	2010	24	● A	—	2050	\$5,000
ACTION: Lifecycle replacement.								

UNIFORMAT ID	SYSTEM / ASSEMBLY	EXPECTED LIFE	INSTALL YR	REMAINING LIFE	CONDITION	PRIORITY	EVENT YR	EVENT COST
G2030.06 Exterior Steps and Ramps								
G2030.06.05	Exterior Handrails**	30	2010	14	● A	—	—	—
ACTION: Replace as needed below threshold.								
G2040 Site Development								
G2040.05.01	Site Benches*	25	2010	9	● A	—	—	—
G2040.99	Public Art*	50	2010	34	● A	—	—	—
G2040.05.04 Bicycle Racks								
G2040.05.04	Bike Racks*	25	2010	9	● A	—	—	—
G2050 Landscaping								
G2050.05	Landscaping*	100	2010	84	● A	—	—	—
ACTION: Continue monitoring.								
G30 Site Mechanical Utilities								
G3020 Sanitary Sewer								
G3020.01	Sanitary Sewer*	75	2010	59	● A	—	—	—
G3030 Storm Sewer								
G3030.01	Storm Water Tanks*	75	2010	59	● A	—	—	—
G40 Site Electrical Utilities								
G4020 Site Lighting								
G4020.01	Site Lighting*	30	2010	14	● A	—	—	—
G4030 Site Communications and Security								
G4030.01.01.03	Exterior CCTV*	—	—	—	● N/A	—	—	—
G4030.01.01.02 Security Access								
G4030.01.01.02	Exterior Access Control*	—	—	—	● N/A	—	—	—

K Functional Assessment

K40 Barrier-Free Access and Building Code Issues

UNIFORMAT ID	SYSTEM / ASSEMBLY	EXPECTED LIFE	INSTALL YR	REMAINING LIFE	CONDITION	PRIORITY	EVENT YR	EVENT COST
K4010 Barrier-Free Access								
K4010.01	Barrier-Free Route*	—	—	—	● N/A	—	—	—
ACTION: Continue monitoring.								
K4010.02	Barrier-Free Entrances*	—	—	—	● N/A	—	—	—
ACTION: Continue monitoring.								
K4010.03	Barrier-Free Circulation*	—	—	—	● N/A	—	—	—
K4010.04	Accessible Washrooms*	—	—	—	● N/A	—	—	—
K4020 Alberta Building Codes								
K4020.01	Building Code Compliance*	—	—	—	● N/A	—	—	—
							TOTAL	\$4,134,383

Year-by-Year Expenditure Schedule

2026	\$255,290
7 items	
Air Handling Unit (Overhaul)**	\$200,000
Resurfacers Water Heaters**	\$21,000
Grade Beams (Concrete)	\$12,790
Concrete Floor Sealer*	\$10,700
Carpet Tile**	\$4,900
Exterior Sealants (Window Perimeter)	\$4,000
Masonry Cladding*	\$1,900
2030	\$1,121,700
8 items	
Single-Ply Membrane Roof**	\$1,032,500
Automatic Sliding Entries**	\$29,600
Radiant Heaters**	\$27,500
Overhead Sectional Door**	\$15,000
Pedestrian Paving (Tactile Walking Surface Indicators - Concrete)	\$10,000
Water Fountains**	\$3,000
Bottle Fill Stations*	\$2,800
Vinyl Composition Tile**	\$1,300

2035

\$801,500

4 items	
Air Handling Unit (Replacement)**	\$600,000
Scoreboard**	\$150,000
Snow Melt Pit**	\$50,000
Utility Sink**	\$1,500

SAMPLE REPORT



Photolog

Site documentation and visual evidence

SAMPLE REPORT

8



A SUBSTRUCTURE



A1020.07 Grade Beams (Concrete)

CONDITION: ● C (Acceptable)

LOCATION: Exterior, at base of window system

COMPONENT: A1020.07 Grade Beams

DEFICIENCY: Spalling and deterioration of the concrete grade beam, which can lead to further structural degradation and potential water intrusion if not addressed. The exposed aggregate indicates loss of the cementitious paste.

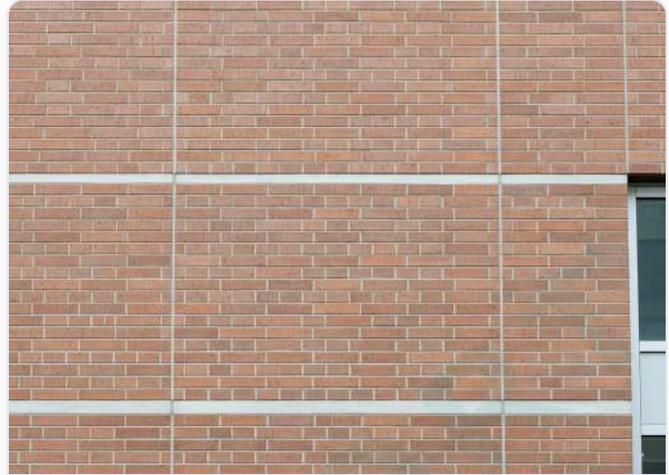
RECOMMENDATION: Repair spalled concrete sections of the grade beam. This may involve chipping away loose material, cleaning the surface, applying a bonding agent, and patching with a suitable concrete repair mortar. Monitor for further deterioration.

B SHELL



B1020.01.03.02 Roof Steel Trusses*

CONDITION: ● A (Excellent)
LOCATION: Arena Roof Structure
COMPONENT: Roof Structural Frame
DEFICIENCY: None noted
RECOMMENDATION: Routine maintenance.



B2010.01.02.01 Masonry Cladding*

CONDITION: ● B (Good)
LOCATION: Exterior - Multiple Elevations
COMPONENT: Exterior Wall Exterior Skin
DEFICIENCY: Five panels are cracked or missing.
RECOMMENDATION: Replace damaged cladding panels.



B3010.04.05 Single-Ply Membrane Roof**

CONDITION: ● B (Good)
LOCATION: Roof Level
COMPONENT: B3010.04.05 Membrane Roofing (Single Ply EPDM)
DEFICIENCY: Localized areas of loose membrane observed; minor patched punctures from mechanical damage. No active leaks reported. Manufacturer warranty covers leak repairs in early years.
RECOMMENDATION: Full membrane replacement. Noted deficiencies may shorten service life.

C INTERIORS



C1010.01.07 Metal Stud Partitions*

CONDITION: ● A (Excellent)
LOCATION: Multi-Purpose Room
COMPONENT: C1010.08 Other Partitions - 2010
DEFICIENCY: Minor surface damage in the multi-purpose room.
RECOMMENDATION: Patch and repaint as routine maintenance.



C3010.06.01 Wall Ceramic Tile**

CONDITION: ● A (Excellent)
LOCATION: Change Rooms
COMPONENT: C3010.02 Wall Paneling - 2010
DEFICIENCY: None noted
RECOMMENDATION: Lifecycle replacement

D SERVICES



D3020.02.01 Heating Plant**

CONDITION: ● N/A
LOCATION: Main Mechanical Room
COMPONENT: Heat Generating Systems
DEFICIENCY: None noted
RECOMMENDATION: Lifecycle replacement.



D3040.01.01 Air Handling Unit (Overhaul)**

CONDITION: ● A (Excellent)
LOCATION: Main Mechanical Room
COMPONENT: HVAC Distribution
DEFICIENCY: None noted
RECOMMENDATION: Mid-life overhaul including VFD replacement.



D5010.03 Main Disconnect Switches**

CONDITION: ● A (Excellent)
LOCATION: Main Electrical Room
COMPONENT: Electrical Service and Distribution
DEFICIENCY: None noted
RECOMMENDATION: Lifecycle replacement.



D5020.01 Branch Wiring*

CONDITION: ● A (Excellent)
LOCATION: Main Electrical Room
COMPONENT: D5020.01 Electrical Branch Wiring
DEFICIENCY: None noted
RECOMMENDATION: Routine maintenance.

F SPECIAL CONSTRUCTION & DEMOLITION



F1040.02 Dasher Boards**

CONDITION: ● C (Acceptable)
LOCATION: Ice Rink
COMPONENT: Special Facilities
DEFICIENCY: Glazing and panels scuffed from puck impacts; cap damaged in spots.
RECOMMENDATION: Lifecycle replacement.



F1040.02 Resurfacer Water Heaters**

CONDITION: ● A (Excellent)
LOCATION: Ice Resurfacer Room
COMPONENT: Special Facilities
DEFICIENCY: None noted
RECOMMENDATION: Lifecycle replacement.

G SITEWORK



G2030.04 Concrete Sidewalks**

CONDITION: ● A (Excellent)
LOCATION: Exterior - Perimeter
COMPONENT: Pedestrian Paving
DEFICIENCY: None noted
RECOMMENDATION: Lifecycle replacement.



G2050.05 Landscaping*

CONDITION: ● A (Excellent)
LOCATION: Exterior - Grounds
COMPONENT: Landscaping
DEFICIENCY: None noted
RECOMMENDATION: Continue monitoring.



K4010.01 Barrier-Free Route*

CONDITION: ● N/A
LOCATION: General
COMPONENT: Barrier-Free Access
DEFICIENCY: None noted
RECOMMENDATION: Continue monitoring.



K4010.02 Barrier-Free Entrances*

CONDITION: ● N/A
LOCATION: Main Entrance
COMPONENT: Barrier-Free Access
DEFICIENCY: None noted
RECOMMENDATION: Continue monitoring.

Limitations & General Conditions

Scope boundaries and disclaimers

This Property Condition Assessment was conducted in accordance with the ASTM E2018-24 Standard Guide for Property Condition Assessments. The assessment is based on visual observations made during the site visit and a review of available documentation. The following limitations apply:

- No destructive or invasive testing was performed. Concealed conditions behind walls, above ceilings, below grade, or within enclosed assemblies were not evaluated.
- Environmental assessments, including testing for asbestos, lead paint, mould, radon, or other hazardous materials, were not included in this scope.
- The assessment does not constitute a guarantee or warranty of the building's condition or performance.
- Cost estimates are order-of-magnitude figures based on industry references and professional experience. Actual costs may vary based on market conditions, contractor availability, and project-specific requirements at the time of execution.
- Building systems connected to the adjacent main facility (heating plant, chilled water, domestic hot water, refrigeration, fire alarm, emergency power) were noted but not independently assessed as part of this engagement.
- Roof areas were observed from accessible vantage points; no core cuts or moisture surveys were performed.
- This report is intended for the sole use of the client identified herein and may not be relied upon by third parties without the express written consent of Brookstone Inspection Services Ltd.

Professional Certification

Engineer certification and professional stamps

SAMPLE REPORT

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I, the undersigned, hereby certify that the information contained in this Property Condition Assessment report is accurate and complete to the best of my knowledge and professional judgment. This assessment was conducted in accordance with ASTM E2018-24 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process.

The opinions expressed in this report are based on my professional experience, the observations made during the site visit, and the documentation reviewed. This report has been prepared for the exclusive use of the client identified herein and is not intended for use by any other party without the express written consent of Brookstone Inspection Services Ltd.

John D.

P.Eng. — APEGA Member #000000

Brookstone Inspection Services Ltd

Date: 2023-09-15

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BROOKSTONE

INSPECTION SERVICES

Professional Property Condition Assessments

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