



ENGINEERING INSPECTION & REPORT

on

ANZAC Community Centre,

for

Anzac Recreation and Social Society



December 2018

CMG Engineering Services Corporation

BOX 4307
Edmonton AB T6E 4T3
CALGARY: 403 800 0399
VANCOUVER 778 800 2099
VERNON: 250 800 2095
EDMONTON: 780 800 0040

email: engineering@inspectionengineers.ca

CMG ENGINEERING SERVICES CORPORATION

ENGINEERING PROPERTY / BUILDING CONDITION ASSESSMENT

ES.1 EXECUTIVE SUMMARY

CMG ENGINEERING SERVICES CORPORATION (hereinafter known as CMG) was commissioned by Anzac Recreation and Social Society (hereinafter known as the Client) to conduct a Property / Building Condition Assessment (PCA) of the non-residential property located at ANZAC Community Centre (hereinafter known as the Site or Subject Property). The PCA was undertaken for general due diligence purposes and was completed in general accordance with current industry standards [American Society for Testing and Materials (ASTM) E-2018-15].

This report is intended to help the Client, and the Regional Municipality of Wood Buffalo make a decision as to the effective lifespan of the ANZAC Community Hall, or Subject Building and more specifically to determine if the hall in its current state is worthy of remediation and repair, or demolition.

This PCA is intended for due diligence purposes only, and does not constitute a building inspection, guarantee, warranty, or code compliance review. As requested, this PCA will not include an assessment of the non-structural elements including the asphalt and concrete paved areas, curbing, concrete walkways, landscaping, and hydrants, etc.

Selected photographs can be found in the photographic annex in Appendix B.

ES.1.1 PROPERTY DESCRIPTION

The subject property is located at the south side of Christina Dr in a predominately commercial area of ANZAC AB. For the purposes of this report it is assumed that Christina Dr is aligned east-west although this is not exactly be the case.

The Subject Property is likely approximately rectangular in shape. CMG did not receive any real property reports to calculate the area of the property. The subject property is graded approximately evenly with the neighbouring properties in all directions. The subject property is relatively flat with a slight downgrade from north-west to south-east. Snow and ice limited viewing of some of the exterior features and ground cover of the Subject Building and Subject Property.

For the purposes of this report, the single-tenant Subject Building was divided into three sections – The entrance area, the office area, the theatre room, the shower area, and the mechanical rooms. The main entrance to the Subject Building is on the central east side of the Subject Building next to the east side asphalt parking area. Once inside the entrance is the theatre room to the south, and the office area to the north. The south side of the Theatre Room is a stage, and to the west of the stage is the old furnace room. Westward from the theatre room are men's and women's washrooms. Walking west from the main entrance foyer brings you to a storage area on the right, and a kitchen on the left. On the far west side is a furnace room on the north side of the hallway, and the ice rink change rooms and showers on the south. Based on measurements taken from On-point Restore on the same date as the Site Visit. The approximate total footprint area of the building is 460m².

ENGINEERING INSPECTION of ANZAC Community Centre for Anzac Recreation and Social Society

All construction on this property is above grade, and no underground parking exists at the subject property. An estimated 20 asphalt paved surface parking spaces service all the buildings located on the subject property although this is a rough estimate since the parking area is shared with a neighbouring property, and no Site Survey was given to CMG showing the property lines.

The construction of the original portions of the building appeared to be a wood frame with cast-in-place concrete slabs-on-grade. The roof system was a metal roof that was attached to an OSB sheeting that was supported by a pre-engineered truss system. Exterior finishes of the building consisted of a combination of PVC siding with a faux brick facade on the lower section of the walls.

On first draft of this report, CMG did not receive any information about the original construction of the Subject Building, and based on the dates on the windows, the building appears to have been built in or shortly after 1991. Note that this differs from a previous Engineering report. OSB that is seen throughout the Subject Building was not as prevalent in 1984 as it would have been in 1991 further evidence of a later construction date. **Subsequent architectural, and mechanical engineering drawings, as shown in Appendix A, were obtained from the Client at the time of writing of this draft, and this later construction date has been confirmed.**

Based on interviews with the Client's volunteer staff, CMG has learned that In December 2017, the main power was turned off, possibly to reduce energy costs over the holiday season, and as a result, all heating and HVAC ceased to operate. This in turn caused a water main break that flooded the hall. We shall refer to this as the Flood in this document.

Also based on interviews with the Client, the roof has had issues with ice damming, and this is normally due to excessive heat in the upper rafter areas below the roof surface. This is likely due to older insulation in the attic areas, and also sagging insulation in the outer walls.

ES 1.2 Assessment

The date of the construction is important since the March 2018 Reed Jones report indicates that the snow load importance factors were not available in the assumed 1977 Alberta Building Code and that meant that the lintels were under-designed. If the construction was completed in 1992, then the 1990 Alberta Building Code would have been in effect and the existing lintels should be adequate based on the 1990 Alberta Building Code.

In spite of heavy ice loads on the roof at the time of the Site Visit, CMG did not see any defects in the lintels.

The Flood is likely to be the main reason for the mould in the Subject Building. When a flood like this occurs, it is normally the best practice to remove the lowest 4 feet of drywall, and put dehumidifiers into the building to reduce the chance of mould forming.

It is not clear what action was taken if any, and the result was a mould infestation in the Subject Building especially in the lower wall areas.

At this point much of the remediation has taken place, and the remaining remediation appears to be removing mouldy insulation, and cleaning or repairing any affected structural wood elements. The Client commissioned On-Point Restore to come to the hall and assess the remediation. In an estimate that the Client obtained from On-Point Restore that can be found

in a separate document, On-Point has chosen to clean the sill plates rather than replace them since they likely determined them to not be rotten.

It should also be noted that On-Point suggested that a hazardous materials suit or HAZMAT suit was not necessary, and although CMG staff wore a full mask with filters, a HAZMAT was not worn or required during the Site Visit. It is quite likely that the only mould in the Subject Building right now is sections of the insulation.

In newer construction, the insulation is now thicker than it was in the 1990's to reduce this effect. Putting new insulation in the outer walls around the building is an excellent way to reduce the chances of this happening again. This will also significantly increase the heating costs, and reduce the heat in the upper attic areas.

Maintenance Programs: Apart from the mould remediation, the building is generally in good condition and appeared to be well maintained. **With proper maintenance, and mould remediation, and assuming that roof top maintenance on roof top protuberances calking and flashing is completed at least annually we see no reason why this building should not have an effective commercial life of at least 30 years.**

CATEGORY I: Immediate Repairs

Immediate repairs are defined as actions necessary to prevent further significant deterioration or to correct an unsafe situation. Based on CMG's observations during the site visit, review of maintenance and repair documents, and the age of the building systems, no immediate repair items have been identified other than mould remediation. The approximate estimated cost for this is \$375 000 (2019) CAD.

It is important to realize if an evaluation of the replacement of the existing building is made, that the cost to remove the mould and its materials will be the same whether the building is demolished or not. Once the mould is removed, the cost to put the building back together will be far less than a 30% valuation of the building. In these types of decisions, a 30% cost to fix a building is generally an indication that building replacement is necessary. If we assume that the replacement cost of the building, and all its finishings are worth \$1 000 000 (2019) CAD, then the cost to put back drywall and plumbing fixtures in this situation will be a very small percentage in comparison and likely less than \$100 000 (2019) CAD or 10%.

ES 1.3 Capital Expenditures

Capital Expenditures required to maintain the property value over a 10 year term have a total dollar amount of \$30 000 (2019) CAD. The costs presented do not necessarily reflect routine maintenance items that typically would be covered under operating expenses [e.g. landscaping contracts or routine heating, ventilation, and air conditioning (HVAC) maintenance], but rather estimates for conventional item replacement costs. This amount should cover replacement of any ventilation equipment including what is likely the original make-up air unit, and other miscellaneous items.

The immediate and longer term cost estimates provided are based on the condition of the subject property observed during the site reconnaissance on 2018/12/17. Estimates of quantities and areas are based on field observations and site interviews. Item repair or replacement costs are approximate only, based on site assessor experience with similar structures. A quotation

ENGINEERING INSPECTION of ANZAC Community Centre for Anzac Recreation and Social Society

for mould remediation is included in a separate document from On-Point restore. Depending on the techniques used, and with a competitive fixed price contract with a request for proposal with a defined scope of the remediation, this number could possibly be reduced further. The \$375 000 estimate includes the cost to re-insulate, and drywall the walls and ceilings after mould remediation. All work should be completed in the warmer months such that extra power and heat is not necessary in an external portable office. A room in the facility could be used as a project office shortly after remediation commencement once the air is deemed safe.

For CMG Engineering Services:

Blair Lowe, P. Eng., Principal and Chief Engineer

Table of Contents

<u>1 INTRODUCTION:</u>	7
<u>2 PROPERTY DESCRIPTION:</u>	7
<u>3 SCOPE OF WORK:</u>	8
<u>3.1 LIMITATIONS:</u>	8
<u>4 OBSERVATIONS:</u>	10
<u>4.1 Site Observations:</u>	10
<u>4.1.1 Topography:</u>	10
<u>4.1.2 Storm Water Drainage:</u>	10
<u>4.1.3 Ingress and Egress:</u>	10
<u>4.1.4 Paving, Curbing, and Parking:</u>	11
<u>4.1.5 Flatwork:</u>	11
<u>4.1.6 Landscaping and Appurtenances:</u>	11
<u>4.1.7 Recreational Facilities:</u>	11
<u>4.1.8 Special Utility Systems:</u>	11
<u>4.2 Structural Frame and Building Envelope:</u>	11
<u>4.2.1 Structural Frame:</u>	12
<u>4.2.2 Building Envelope:</u>	12
<u>4.3 Roofing:</u>	12
<u>4.4 Building Interior:</u>	12
<u>4.5 Mechanical / Electrical:</u>	12
<u>4.5.1 Plumbing:</u>	12
<u>4.5.2 Gas Service and Supply:</u>	13
<u>4.5.3 Heating Ventilation and Air Conditioning (HVAC):</u>	13
<u>4.5.4 Electrical:</u>	13
<u>4.5.5 Vertical Transportation:</u>	14
<u>4.5.6 Life Safety/Fire Protection:</u>	14
<u>4.6 Additional Considerations:</u>	14
<u>4.6.1 Outside Standard Practices:</u>	14
<u>4.6.2 Other Standards:</u>	14
<u>4.6.3 Additional Issues:</u>	14
<u>4.6.4 Environmental Considerations:</u>	15
<u>4.6.5 Long Term Costs:</u>	15
<u>5 CODE COMPLIANCE OVERVIEW:</u>	15
<u>6 CLOSURE:</u>	16
<u>7 APPENDICES:</u>	18

1 INTRODUCTION:

The sections that follow present a brief overview of the assessment methodology, property/facility description, observations, and conclusions regarding the facility elements conditions and required maintenance items. This Building/Property Condition Assessment (PCA) is intended for due diligence purposes only and does not constitute a building inspection, guarantee, warranty, or code compliance review.

CMG ENGINEERING SERVICES CORPORATION (hereinafter known as CMG) was commissioned by Anzac Recreation and Social Society to conduct a PCA of the non-residential property located at ANZAC Community Centre (hereinafter known as the Site). The PCA was undertaken for general due diligence purposes and was completed in general accordance with current industry standards [American Society for Testing and Materials (ASTM) E-2018-15].

The building assessment was conducted by Mr. Blair Lowe P.Eng. on 2018/12/27 (hereinafter known as the Site Visit). During the Site Visit, Mr. Lowe was not accompanied by anyone. The purpose of the assessment was to visually assess the present condition of the on-site property elements, buildings and related structures, providing capital expenditure estimates to be considered in the future use of the Subject Building.

As requested, this PCA does not include an assessment of the non-building elements including the asphalt covered areas, curbing, concrete walkways, landscaping, hydrants, etc.

Weather at the time of the site visit was 9 degrees Celsius with wind SWS at 11km/hr, and barometric pressure at 1002.7mb.

2 PROPERTY DESCRIPTION:

The subject property is located at the south side of Christina Dr in a predominately commercial area of ANZAC AB. For the purposes of this report it is assumed that Christina Dr is aligned east-west although this is not exactly be the case.

The Subject Property is likely approximately rectangular in shape. CMG did not receive any real property reports to calculate the area of the property. The subject property is graded approximately evenly with the neighbouring properties in all directions. The subject property is relatively flat with a slight downgrade from north-west to south-east. Snow and ice limited viewing of some of the exterior features and ground cover of the Subject Building and Subject Property.

For the purposes of this report, the single-tenant Subject Building was divided into three sections – The entrance area, the office area, the theatre room, the shower area, and the mechanical rooms. The main entrance to the Subject Building is on the central east side of the Subject Building next to the east side asphalt parking area. Once inside the entrance is the theatre room to the south, and the office area to the north. The south side of the Theatre Room is a stage, and to the west of the stage is the old furnace room. Westward from the theatre room are men's and women's washrooms. Walking west from the main entrance foyer brings you to a storage area on the right, and a kitchen on the left. On the far west side is a furnace room on the north side of the hallway, and the ice rink change rooms and showers on the south. Based on measurements taken from On-point Restore on the same date as the Site Visit. The approximate total footprint area of the building is 460m².

All construction on this property is above grade, and no underground parking exists at the subject property. An estimated 20 asphalt paved surface parking spaces service all the buildings located on the subject property although this is a rough estimate since the parking area is shared with a neighbouring property, and no Site Survey was given to CMG showing the property lines.

The construction of the original portions of the building appeared to be a wood frame with cast-in-place concrete slabs-on-grade. The roof system was a metal roof that was attached to an OSB sheeting that was supported by a pre-engineered truss system. Exterior finishes of the building consisted of a combination of PVC siding with a faux brick facade on the lower section of the walls.

On first draft of this report, CMG did not receive any information about the original construction of the Subject Building, and based on the dates on the windows, the building appears to have been built in or shortly after 1991. Note that this differs from a previous Engineering report. OSB that is seen throughout the Subject Building was not as prevalent in 1984 as it would have been in 1991 further evidence of a later construction date. **Subsequent architectural, and mechanical engineering drawings, as shown in Appendix A, were obtained from the Client at the time of writing of this draft, and this later construction date has been confirmed.**

Based on interviews with the Client's volunteer staff, CMG has learned that In December 2017, the main power was turned off, possibly to reduce energy costs over the holiday season, and as a result, all heating and HVAC ceased to operate. This in turn caused a water main break that flooded the hall. We shall refer to this as the Flood in this document.

Also based on interviews with the Client, the roof has had issues with ice damming, and this is normally due to excessive heat in the upper rafter areas below the roof surface. This is likely due to older insulation in the attic areas, and also sagging insulation in the outer walls.

3 SCOPE OF WORK:

The work carried out by CMG in the completion of this undertaking was developed to reflect the requirements of the ASTM E-2018-15 protocol. Based on the requirements of the ASTM protocol, the subject assessment consisted of the following activities:

- Review of the building/property management relevant records, if provided prior to the site visit or on-site at the time of the site visit;
- Interviews (attempted) with regulatory officials, written approval from the property owner may be required, and personnel associated with the subject property;
- Site visit; and
- Evaluation of information and preparation of the report.

3.1 LIMITATIONS:

- a. This inspection is subject to the usual limitations imposed by ownership of the property by another party, which restrict how we can examine structural detail and services hidden behind wall coverings, ceilings and other fabric. By its nature such an inspection is in some measure partial, covering only those spaces which were unlocked or otherwise open at the time of our inspection. What has been reported is taken as representative of the whole, even though not every square inch can be seen with the same degree of rigour. The report does not warrant absence of PCBs, UFFI, radon gas or asbestos at the property. We make no representation that we have examined the legal status of the property or any part of it or its boundaries, nor that we have drawn your attention to all the formalities of all possible compliance to Building Codes and Bylaws.
- b. The Use of this report is subject to the Statement of Limitations presented below. This report was prepared for the exclusive use of Anzac Recreation and Social Society and the Regional Municipality of Wood Buffalo. This report is based on information and data collected during the completion of a Building Condition Assessment of the site carried by CMG Engineering Services Corporation outlined in the scope section above and is based solely on the site conditions encountered at the time of the assessment and the applicable guidelines and standards in place at the time of this investigation. Any use which a Third Party makes of this report, or any reliance on discussions to be made based on it, is the responsibility of such Third Parties. CMG Engineering Services Corporation accepts no responsibility for damages, if any, suffered by any Third Party because of decisions made or actions taken by the report.
- c. The material in this report reflects the judgement of CMG Engineering Services Corporation makes no guarantee for the accuracy or completeness of any third party information. If new information is discovered during future work, CMG Engineering Services Corporation should not be requested to re-evaluate the conclusions presented in this report and to provide amendments as required without remuneration and without being pre-approved by CMG Engineering Services Corporation.
- d. This Assessment does not include, nor is it intended to include, any opinion regarding the suitability of any other structure on the site not in the Scope of this document for any particular function, the integrity of any other on-site buildings not in the Scope of this document or the geotechnical conditions on the site. Inspections of buildings, do not provide compliance with any environmental concerns. Should concerns regarding any issue other than structural matters that arise as a result of investigations, appropriately qualified professionals should address them.
- e. **STRUCTURAL:** No physical tests were conducted and no samples of building materials were collected. If there is a requirement to assess structural integrity, further analysis of the structural elements should be conducted by a specialist, including physical tests of the materials in accordance with the current applicable Canadian Standards Association (CSA) and ASTM test procedures, where appropriate, to allow determination of the load carrying capacity of the structural elements.
- f. **MECHANICAL:** The evaluation of the mechanical, plumbing, and electrical systems at the property, such as heating, ventilation and air conditioning (HVAC) systems, included discussions with the site contact, review of maintenance/servicing records for the systems, if provided, and a visual assessment of the units was conducted at the time of the site reconnaissance. The assessment did not include an intrusive investigation of wall and ceiling cavities, and mechanical, plumbing, and electrical systems. No physical tests were conducted on the mechanical, plumbing, and electrical operating systems.

- g. Code Compliance: A detailed code compliance review was not included as part of the scope of work. However, obvious deficiencies and hazardous or dangerous building or construction situations to the best of our knowledge were noted, if and where applicable.
- h. Cost/Quantity Estimates: The estimated costs outlined in this report are based on the conditions observed during the date of the site reconnaissance, and a minimum item repair cost threshold of \$1 000. Estimates of quantities are based on field observations and site interviews. Item repair and replacement costs are approximate only and based on the assessors past experience with similar facilities and issues and where applicable, from other knowledgeable sources (i.e. general contractor, licensed electrician, etc.). Quotations from qualified contractors should be obtained if or when a specific item or recommendation is to be addressed.
- i. This investigation did not constitute a detailed audit of Asbestos Containing Materials (ACM's). A more in depth examination of building materials may be required if future renovation, construction, or demolition would cause any potential ACM's to become damaged and/or airborne.
- j. This assessment is subject to any restrictions places by physical obstructions, precipitation, denied access, inaccessible areas, time constraints, cost constraints, readily available documentation, safety considerations, confidentiality, and availability of knowledgeable individuals for interview purposes. A building condition assessment is not intended to identify any contamination although we may recommend a Phase I or II Environmental Site Assessment if we happen to see the potential for contamination. Information in this assessment may also change with time and information in this report is only accurate on the inspection date. This building assessment is a compilation and assessment of available data regarding the subject site and in no way should be considered as a recommendation or rejection of a potential property purchase but more a tool to make an informed decision.
- k. This report is not to be reproduced or released to any other party in whole or in part, without the express written consent of CMG Engineering Services Corporation.

4 OBSERVATIONS:

4.1 Site Observations:

Vehicular access to the Subject Building is from the south side of Christina Dr on the east side of the Subject Building into a shared parking lot there. Some parking is also available on Christina Dr. Pedestrian access to the Subject Building is also from the same east facing parking lot to the east side main entrance. Other man-doors include the north door next to the office area, the west door that opens onto the west side rink area, and two egress doors on each side of the theatre room. The subject property is approximately level with all neighbouring properties. As per the scope of work for this assessment, this PCA does not include an assessment of the non-building elements noted above.

4.1.1 Topography:

CMG did not review any topographic maps for the Subject Property. The property was relatively flat during the Site Visit.

4.1.2 Storm Water Drainage:

CMG did not review storm water drainage on the Subject Property and snow cover prevented any storm water patterns or topology for the Site. CMG did observe eavestroughs and downspouts for roof drainage. *The downspout extensions are set too close to the foundation, and should have extensions that route the water at least 1.2m away from the foundation walls.*

Water drainage from the skating rink should be evaluated such that melting ice water does not travel towards the Subject Building in spring time, but rather directed towards the municipal storm drainage system. CMG could not evaluate this drainage due to the snow cover in the Subject Building.

4.1.3 Ingress and Egress:

Vehicular access to the Subject Building is from the south side of Christina Dr on the east side of the Subject Building into a shared parking lot there. Some parking is also available on Christina Dr. Pedestrian access to the Subject Building is also from the same east facing parking lot to the east side main entrance. Other man-doors include the north door next to the office area, the west door that opens onto the west side rink area, and two egress doors on each side of the theatre room.

4.1.4 Paving, Curbing, and Parking:

An estimated 20 asphalt paved surface parking spaces service all the buildings located on the subject property although this is a rough estimate since the parking area is shared with a neighbouring property, and no Site Survey was given to CMG showing the property lines.

4.1.5 Flatwork:

Some sidewalks were observed on the east side of the Subject Building. Snow cover prevented CMG from observing any other potential flatwork.

4.1.6 Landscaping and Appurtenances:

Snow cover prevented CMG from assessing any landscaping.

4.1.7 Recreational Facilities:

A skating rink was likely on the west side of the Subject Building. No other recreational facilities were observed on the Subject Property during the Site Visit.

4.1.8 Special Utility Systems:

No special utility systems were observed during the Site Visit.

4.2 Structural Frame and Building Envelope:

4.2.1 Structural Frame:

The construction of the original portions of the building appeared to be a wood frame with cast-in-place concrete slabs-on-grade. No defects or settlement were observed in the Structural Frame of the Subject Building by CMG during the Site Visit. The effective lifespan of the structural frame of the Subject Building should be no less than 35 years.

4.2.2 Building Envelope:

During the Site Visit, exterior finishes of the building were observed to be a combination of PVC siding with a faux brick facade on the lower section of the walls. All doors and windows that CMG opened and closed did so easily during the Site Visit. No defects were observed in the outer building envelope and the outer building envelope should have an effective lifespan of no less than 35 years assuming the internal insulation and vapour barriers are remediated in the next year.

4.3 Roofing:

The roof system was a metal roof that was attached to an OSB sheeting that was supported by a pitched pre-engineered truss system. Apart from some ice damming on the roof, no other defects were observed with respect to the roof structure. **Proper internal insulation can reduce the ice damming, and heated ice mitigation systems such as heat tape or wire can be applied to the roof if ice damming still occurs after re-insulation.** The roof should expect another 20 years of effective service assuming that all rooftop protuberances are properly caulked and sealed from moisture ingress every two years.

4.4 Building Interior

During the Site Visit CMG observed much of the flooring was removed for the remediation. The walls were mostly a finished painted drywall, and the ceilings were the same. Some drywall had been removed in some of the walls, and a black coloured substance could be seen on the revealed insulation in some areas of the external walls.

4.5 Mechanical / Electrical:

4.5.1 Plumbing:

4.5.1.1 Storm Sewer:

Due to the snow cover, CMG could not assess the storm sewers.

4.5.1.2 Sanitary Sewer:

Sanitary sewers were likely piped underground through PVC piping to the municipal sanitary drainage system.

4.5.1.3 Water Supply and Waste Piping:

CMG observed a RMWB municipal water meter in the mechanical room of the Subject Building during the Site Visit. During the Site Visit CMG also observed 302 litre Bradford White brand hot water heater with s serial number TC5109038 indicating a manufacture date of March 1999. *This unit is likely near the end of its normal lifespan and new one should be*

added to the system to reduce the risk of failure. The cost should be less than \$2 000 (2019) CAD. During the Site Visit CMG observed a circulation pump next to the hot water heater to provide faster hot water delivery to the Subject Building. CMG observed copper water supply piping and saw no evidence of any Polybutylene. The copper plumbing system should expect an effective lifespan of no less than 30 more years.

4.5.2 Gas Service and Supply:

An ATCO supplied natural gas meter and service was observed in the mechanical room.

4.5.3 Heating Ventilation and Air Conditioning (HVAC):

4.5.3.1 Heating:

During the Site Visit CMG observed 5 furnaces. Two were older 1995 and 1998 vintage American Standard O/A Trane forced air furnaces with serial numbers K3811GC1G and N0413LK2G respectively in a room just west of the theatre room, and the other three were virtually new high efficiency forced air furnaces in the mechanical room. It is CMG's understanding that the older vintage furnaces were no longer being used. No evidence of HVAC equipment pre-dated the estimated 1992 construction year.

In the March 2018 Reed Jones report, there was an indication that heated ducting was present in the rafters that could add heat to this area and thus contribute to ice damming.

CMG received a summary report from Joey Johnstone of Ainsworth HVAC Services at 780-788-5656. Mr. Johnstone made two site visits in January and early February 2019 to the Subject Building. In Mr. Johnstone's words, "I have gone thru and checked all available attic space access points including looking thru several drywall holes into the different attic spaces.

"I see no heating duct piping. The only things I see are: abs vent piping; electrical conduit; exhaust fans with insulated flex duct as vent and drywall boxed return air.

"I also traced thru the supply air of the 5 furnaces and none of them go into the attic space."

Based on Mr. Johnstone's information, **no rerouting of ducting is required** in the rafters to potentially reduce the heat there.

The newer furnaces should expect a useful lifespan of no less than 12 more years.

4.5.3.2 Air Conditioning and Ventilation:

No air conditioning system was observed by CMG during the Site Visit. A ventilation system was observed to the west of the theatre room. CMG was not given information on the age or condition of this unit.

4.5.4 Electrical:

4.5.4.1 Electrical Supply:

During the Site Visit, CMG observed evidence of a 600 Amp 240V ATCO electrical service to Subject Building. CMG randomly tested the operational electrical system during the Site Visit and saw no defects in the wiring. The ATCO Electric meter and main switch was observed in a room on the upper west side of the stage. An overhead electrical connection likely comes into the Subject Building there. The Electrical system should expect an effective lifespan of no less than 30 more years.

4.5.4.2 Lighting System:

During the Site Visit, CMG observed standard fluorescent lighting in the interior areas of the Subject Building, with wall mounted lighting on the outside of the exterior doors. What appeared to be an unused skating rink was located to the west of the facility, and this had pole mounted high power lighting. To save on operating costs, the entire facility should be replaced with LED lighting where it is not installed. A remediation like this is a good time to replace internal light fixtures at a lower cost.

4.5.5 Vertical Transportation:

There was no form of vertical transportation observed on the Subject Property during the Site Visit.

4.5.6 Life Safety/Fire Protection:

Although no sprinkler system was observed in the Subject Building, standard fire safety equipment was observed by CMG during the site visit including fire extinguishers, emergency lighting, pull alarms, alarm bells, a main entrance fire safety control panel, and lit up exit signs. Inspection tags indicated recent fire safety inspections before access to the Subject Building was reduced. A fire safety inspection should be carried out by a professional company once the remediation is completed, and finishings are put back in place before the public is granted access to the Subject Building.

4.6 Additional Considerations:

There are additional issues or conditions at the property in connection with commercial real estate that are outside the scope of the standard but we include them here:

4.6.1 Outside Standard Practices:

No non-scope considerations were considered in this PCA.

4.6.2 Other Standards:

No other standards were considered in this PCA.

4.6.3 Additional Issues:

Following are several non-scope considerations that users may want to assess in connection with commercial real estate. No implication is intended as to the relative importance of inquiry into such non-scope considerations, and this list of non-scope considerations is not intended to be all-inclusive:

4.6.3.1 Seismic Considerations:

No seismic considerations are generally required in the Site area.

4.6.3.2 Design Consideration for Natural Disasters (Hurricanes, Tornadoes, High Winds, Floods, Snow, etc.):

We did not get access to any design documents for the Site that document design considerations for Natural Disasters. These matters are covered in the local building code. We did not see any evidence during the Site Visit that could indicate that these standard design considerations were not met.

4.6.3.3 Animal Infestation:

CMG did not observe any evidence of animal infestation during the Site Visit.

4.6.4 Environmental Considerations:

4.6.4.1 Mould:

Some drywall had been removed in some of the walls, and a black coloured substance could be seen on the revealed insulation in some areas of the external walls. Some small sections of the sill plate (the supporting wood under the stud walls) was damaged, and this can be cleaned and sections replaced if necessary.

4.6.4.2 Indoor Air Quality:

The indoor air quality was not tested at the time of the site visit. A personal protective equipment in the form of a full mask was worn by CMG staff during the Site Visit. A HAZMAT suit was not required, although it may be necessary during remediation.

4.6.4.3 Property Security Systems:

We did not test any of the cameras or security equipment on the property.

4.6.5 Long Term Costs:

No long term costs were identified in this PCA.

5 CODE COMPLIANCE OVERVIEW:

A detailed code compliance review was not included as part of the scope of work.

6 CLOSURE:

Information reported herein is based on the interpretation of data collected and has been accepted in good faith as being accurate and valid. This report is only valid for the point in time the observations and research were conducted.

The activities listed below generally are excluded from, or otherwise represent limitations to, the scope of a PCA prepared in accordance with the ASTM E 2018-15 guidelines. These should not be construed as all-inclusive or imply that any exclusion not specifically identified is a PCA requirement under the ASTM guide.

- a. Removing or relocating materials, furniture, storage containers, personal effects, debris material or finishes; conducting exploratory probing or testing; dismantling or operating of equipment or appliances; or disturbing personal items or property, that obstructs access or visibility.
- b. Preparing engineering calculations (civil, structural, mechanical, electrical, etc.) to determine any system's, component's, or equipment's adequacy or compliance with any specific or commonly accepted design requirements or building codes, or preparing designs or specifications to remedy any physical deficiency.
- c. Taking measurements or quantities to establish or confirm any information or representations provided by the owner or user, such as size and dimensions of the subject property or building; any legal encumbrances, such as easements; dwelling unit count and mix; building property line setbacks or elevations; number and size of parking spaces; etc.
- d. Reporting on the presence or absence of pests, such as wood-damaging organisms, rodents, or insects, unless evidence of such presence is readily apparent during the course of the field observer's walk-through survey, or such information is provided by the owner, user, property manager, etc. CMG is not required to provide a suggested remedy for treatment or remediation, determine the extent of infestation, nor provide opinions of probable costs for treatment or remediation of any deterioration that may have resulted.
- e. Reporting on the condition of subterranean conditions, such as underground utilities, separate sewage disposal systems, wells; systems that are either considered process-related or peculiar to a specific tenancy or use; wastewater treatment plants; or items or systems that are not permanently installed.
- f. Entering or accessing any area of the premises deemed to pose a threat of dangerous or adverse conditions with respect to the field observer or to perform any procedure that may damage or impair the physical integrity of the property, any system, or component.
- g. Providing an opinion on the condition of any system or component that is shut down, or whose operation by the field observer may increase significantly the registered electrical demand-load; however, CMG will provide an opinion of its physical condition to the extent reasonably possible considering its age, obvious condition, manufacturer, etc.
- h. Evaluating acoustical or insulating characteristics of systems or components.
- i. Providing an opinion on matters regarding security of the subject property and protection of its occupants or users from unauthorized access.

ENGINEERING INSPECTION of ANZAC Community Centre for Anzac Recreation and Social Society

- j. Operating or witnessing the operation of lighting or other systems typically controlled by time clocks, or that are normally operated by the building's operation staff or service companies.
- k. Providing an environmental assessment or opinion on the presence of any environmental issues such as asbestos, hazardous wastes, toxic materials, the location and presence of designated wetlands, indoor air quality (IAQ), etc.

7 APPENDICES

Appendix A – Site Location Map, Architectural, and Mechanical Engineering Drawings

Appendix B – Photo Galleria

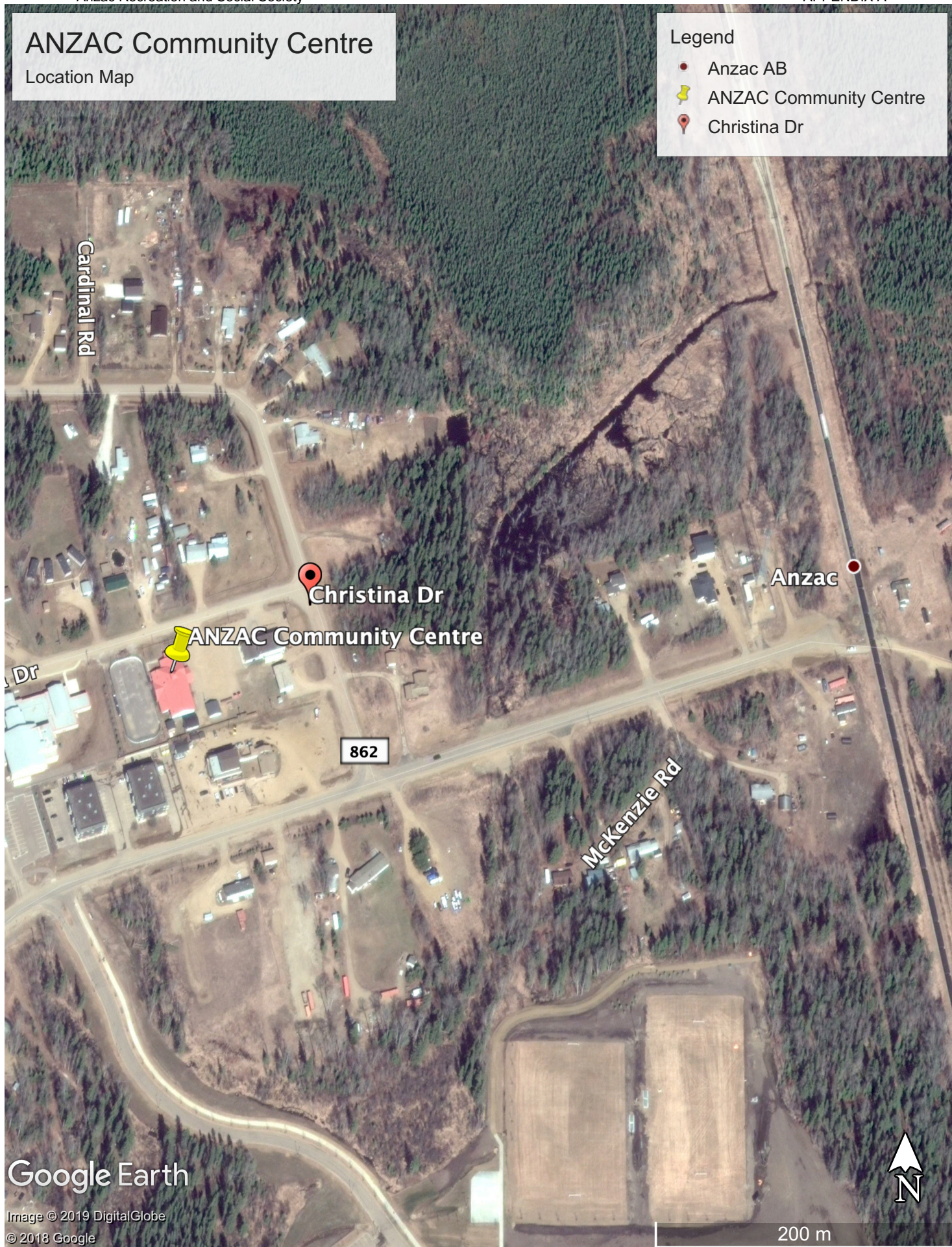
APPENDIX A — Site Location Map, Architectural and Mechanical Engineering Drawings

ANZAC Community Centre

Location Map

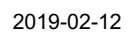
Legend

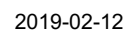
- Anzac AB
- 📌 ANZAC Community Centre
- 📍 Christina Dr



Google Earth

Image © 2019 DigitalGlobe
© 2018 Google







APPENDIX B — Photo Galleria



downspouts should have extensions that lead 1.2m away from foundation.JPG



2x12 multi-ply lintel beam over main entrance.JPG



floor slab in satisfactory condition.JPG



lintel support.JPG



exterior rated OSB on building envelope.JPG



front or east side of Subject Building.JPG



front side.JPG



office window installed after 1991.JPG



PVC siding with brick facade underneath.JPG



theatre hall with stage next to external wall.JPG



view of main entrance from inside.JPG



viiew under stage.JPG



80USG Nat Gas fired HW Heater Model 80T4253N SN TC 5109038.JPG

Bradford White HW heater.JPG



copper water supply to mechanical room.JPG

floor drains in WC areas.JPG



hot water circulation pump.JPG

mens change room toilets.JPG



mens WC sinks.JPG



properly recessed drain in men's WC.JPG



RMWB water meter in mechanical room.JPG



women's change room toilets.JPG



ATCO natural gas service meter.JPG



natural gas mane.JPG



natural gas service and meter in mechanical room.JPG



older mid efficiency furnaces.JPG



one of three high efficiency furnaces.JPG



three of three high efficiency furnaces.JPG



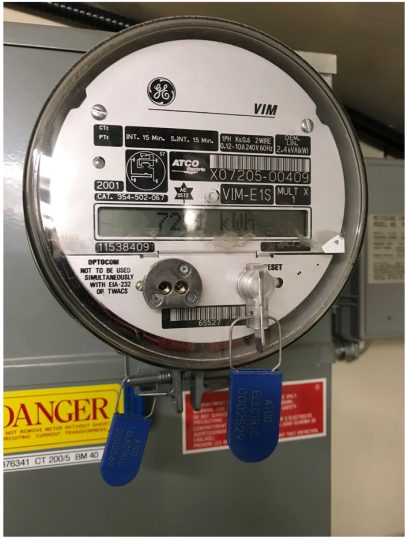
two of three high efficiency furnaces.JPG



ventillation unit.JPG



600 Amp 240V service to Subject Building.JPG



ATCO electrical service to Subject Building.JPG



electrical panels in mechanical room.JPG



main disconnect in electrical room by stange.JPG



outside lighting.JPG



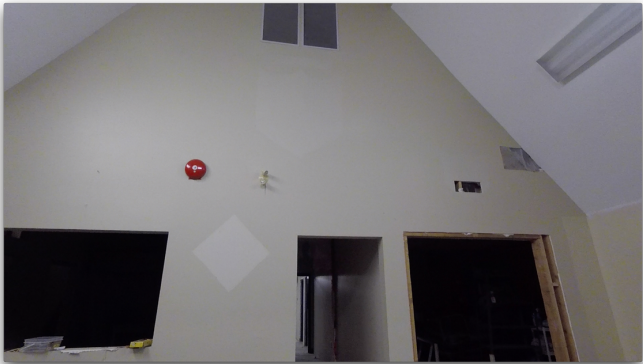
panel B1 rating.JPG



panel B2 rating.JPG



random electrical test.JPG



alarm bell and emergency lighting.png



fire alarm control panel.JPG



fire extinguisher check regularly until Subject Building closed.JPG



fire extinguisher in mechanical room.png



fire pull alarm.JPG



lit up exit sign.png



secondary fire exit on front of Subject Building.JPG



deteriorating sill plate on internal wall.JPG



deteriorating sill plate under window next to heat register in office area.JPG



evidence of mould in insulation.JPG



evidence of water ingress by sanitation drain vent.JPG



no asbestos found in insulation in STANTEC report.JPG



no visual evidence of mould above mechanical room.JPG