Asset Detail Report

By Asset Name

2023 VFA 80 Allard Avenue (AR-17)

Notes

VFA REPORT NOTES:

• Information in the VFA reports are provided as an aid, and all information shall be verified by the end user to ensure accuracy.

• The Assessment was conducted on OCTOBER 14, 2013, and any changes resulting from renovation, maintenance, damage or deterioration since that time would not be included. Please refer to the assessment/reassessment dates from the individual report(s) and bear this in mind when considering the reports accuracy.

• The Assessment is based on visual inspections only and do not include any detailed or invasive testing or inspection.

• Requirements/Deferred Maintenance does not include any code/regulatory upgrades, accessibility upgrades or enhancement to existing systems.

• The Facility Condition Index (FCI) calculation, if applicable, is based on 5 years of Requirements identified by VFA.

• The Building may contain asbestos. Please refer to the City of Winnipeg Asbestos Inventory Report for this particular building (an external report that is not a part of the VFA Reports). The Building may also contain other unknown hazardous substances (mould, lead paint) not mentioned, and further investigation may be required to determine if any such substances are present.

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Asset Detail Report

By Asset Name

Region: -City of Winnipeg
Campus: Arenas (AR)

Asset: 80 Allard Avenue - Kinsmen Allard Indoor Arena
Asset Number: AR-17

Assets are ordered by Asset Name

Currency: CAD

Statistics

FCI Cost:	5,459,853	**FCI:**	0.55
RI Cost:	5,768,852	**RI:**	0.58
Total Requirements Cost:	5,768,851		
Current Replacement Value:	9,898,465	**Date of most Recent Assessment:**	Oct 14, 2013

Type	Building		
Area	30,059 SF		
Use	Athletic Stadium	**Construction Type**	CNBC - Group A Div 3 Assembly
Floors	1	**Historical Category**	None
Address 1	80 Allard Avenue	**City**	Winnipeg
Address 2	-	**State/Province/Region**	CANADA
Year Constructed	1978	**Zip/Postal Code**	
Year Renovated	-	**Architect**	-
Ownership	City Owned	**Commission Date**	-
		Decommission Date	-

Assessed Area:	30059	**Assessment Date**:	14, Oct 2013
Barrier Free Assessment:	No	**Energy Assessment**:	No
Re-Assessment:	Yes		

Photo

Kinsmen Allard Arena - 80 Allard Ave.

Asset Description

ARCHITECTURAL

General Site Description

Kinsmen - Allard Arena, Building No. AR-17 is located at in the City of Winnipeg, Manitoba. The surrounding site has a level topography and the building is surrounded by grassy areas, a parking lot and public streets.

Building General

The single story building has a total floor area of 30,059 square feet. According to information supplied by the client, the facility was constructed in 1978 and its main function is a hockey rink. According to the 1998 Manitoba Building Code the Major Occupancy Classification is Group A, Division 3 - Assembly.

Building Exterior

The exterior walls are constructed of split rib concrete masonry unit (CMU) and metal panels. There is a pitched roof with a metal roof over the arena with metal gutters and downspouts. The flat roof has a built-up cover with metal gutters and downspouts. There are no exterior windows except at the entrance. The facility's entrances generally have aluminum and glass as well as hollow metal swing-type doors set in metal frames. The garage bay has an overhead sectional door that is electric operated.

Building Interior

The interior finishes are typically exposed metal deck ceilings and painted concrete masonry unit (CMU) walls. The rink has vinyl faced insulation below the deck. The floors are finished with asphalt plank. The garage bay has an exposed concrete floor. Interior openings are typically protected by flush hollow metal doors set in metal frames.

Structure

Based on observations in the field, the facility's superstructure is comprised metal roof deck on metal framing. The building's substructure consists of concrete on ground floor assemblies.

Hazardous Materials

It is unlikely that hazardous materials are present in the facility.

Accessibility

The accessibility requirements for persons with disabilities were assessed utilizing the 1998 Manitoba Building Code section 3.8 and Barrier-Free Design Guidelines. The main entrance is at ground level and is adjacent to a concrete pedestrian walk leading from the parking lot. The restrooms, interior signage and door hardware do not meet the requirements for accessibility.

MECHANICAL

HVAC

The heating for the administrative areas are by 2 gas fired furnaces. The equipment is manufactured by York, and both are rated at 135,000Btu/hr installed in 2006. The building is not equipped with AC. Heating for the arena is supplied by a hot water Air Handling Unit (AHU) above the rink provided by a hot water boiler thru a heat exchanger feed in part by the chiller system. (This is a very good way to reduce heating costs) No other sizing or age information is available. Other smaller electric unit heaters were also noted in some mechanical areas such as the Zamboni equipment room.

Ventilation Systems

The building is exhausted by various high velocity fans located above the Arena spectator seating level. The bathrooms and locker areas are also vented. A gas monitoring system for the arena chiller equipment was noted. There is no carbon monoxide monitoring system used to monitor the Zamboni equipment.

Dehumidification

The building complex is equipped with a single dehumidification unit. Note size or age were noted.

Controls and Instrumentation

Controls are electric with pressure and temperature gauges at the R-22 plant.

Plumbing

The arena is supplied with potable water from the City system via a 2" diameter main line from the street. Piping materials consist of a mixture that generally uses cast iron, copper for hot and cold water service lines. City water feeds the hot water systems, water closets, sinks, showers and water urinals. Sanitary sewage is gravity feed into the city's sanitary sewage system. Domestic hot water is produced by a Raypack rated at 586,000Btu/hr installed in 1977. The boiler is supported by a HWST; an AO Smith 119 gallon unit installed in 2003. The plumbing systems also consist of a utility sink and porcelain water fountains.

The arena ice operations includes a chemical treatment system using a liquid (brine) solution. The 20 HP pump brine solution is chilled via an indirect loop HE feed using a water cooled reciprocating chiller. The system is supported by two compressor units that were rebuilt from Ammonia to R-22 refrigerant. The Mycom compressors are both rated at 50hp ea. The Shell was replaced in 2004. The cooling tower is BAC 80 ton unit installed in 1978. The steel pipe distribution system located under the rink is from the buildings original 1978 construction date.

Roof drainage is handled by aluminum gutters and downspouts which drain water to the surface grade perimeter.

Bathroom fixtures

The building has gang type locker rooms along with smaller single occupant bathrooms. The lavatory and water closet units are vitreous china fixtures with gang type shower areas utilizing stainless shower heads

Fire Suppression

The building is not equipped with a fire suppression system. Handheld ABC type fire extinguishers were noted at strategic locations and appear to contain current inspected tags.

ELECTRICAL

Electrical Service

The building is supplied electricity by an underground run service feeder from Manitoba Hydro Utility Company. The pad-mounted transformer nameplate was not accessible,

All the switches supply power to down stream Panelboards and equipment within the entire complex was manufactured by Westinghouse.

Electrical Distribution

The majority of the building secondary electrical distribution equipment was also manufactured by Westinghouse, consisting of distribution panels, panelboards and disconnect switches that are located throughout the building. Distribution voltage is 600V and 600A converted to 120/208V, 3-phase, 4-wire.

Emergency Generator

The building is not equipped with an emergency generator.

Emergency Lighting

Emergency lighting is accomplished via stand alone battery pack units and remote light head units. The battery pack units monitor lighting branch circuits and provide illumination of egress pathways. Exit signs primarily utilize an incandescent type lamp to mark egress pathways.

Fire Alarm

The fire alarm system consists of an Edwards 2280, 8 zones, 2 active control panel the fire alarm system monitors manual pull stations, heat detectors and smoke detectors.

Lighting Systems

A majority of the light fixtures used within the facility are fluorescent units and lamps. The Arena section utilizes high intensity discharge (HID) high bay type light fixtures over the playing surface.

Other Electrical System

The main telecommunications and data service located in the office area supplies service to select locations throughout the building.

An intrusion alarm system exists within the complex.

Asset Detail Report

By Asset Name

2023 VFA - 1188 Dakota Street (CC-021)

Notes

VFA REPORT NOTES:

• Information in the VFA reports are provided as an aid, and all information shall be verified by the end user to ensure accuracy.

• The Assessment was conducted on OCTOBER 9, 2015, and any changes resulting from renovation, maintenance, damage or deterioration since that time would not be included. Please refer to the assessment/reassessment dates from the individual report(s) and bear this in mind when considering the reports accuracy.

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• Requirements/Deferred Maintenance does not include any code/regulatory upgrades, accessibility upgrades or enhancement to existing systems.

• The Facility Condition Index (FCI) calculation, if applicable, is based on 5 years of Requirements identified by VFA.

• The Building may contain asbestos. Please refer to the City of Winnipeg Asbestos Inventory Report for this particular building (an external report that is not a part of the VFA Reports). The Building may also contain other unknown hazardous substances (mould, lead paint) not mentioned, and further investigation may be required to determine if any such substances are present.

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Asset Detail Report

By Asset Name

Region: -City of Winnipeg 2005-2015 **Asset:** Dakota (Jonathon Toews) CC - Arena- 1188 Dakota Street
Campus: Community Centres (CC) **Asset Number:** CC-021

Assets are ordered by Asset Name **Currency: CAD**

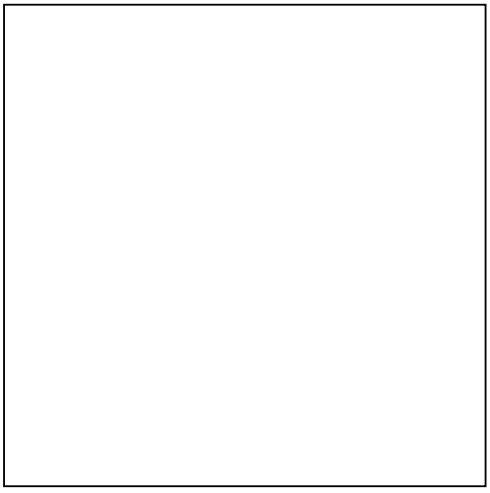
Statistics

FCI Cost:	6,621,930	**FCI:**	0.28
RI Cost:	6,621,930	**RI:**	0.28
Total Requirements Cost:	6,621,935		
Current Replacement Value:	23,336,633	**Date of most Recent Assessment:**	Oct 9, 2015

Type	Building		
Area	65,843 SF		
Use	Athletic Stadium	**Construction Type**	CNBC - Group A Div 3 Assembly
Floors	1	**Historical Category**	None
Address 1	1188 Dakota Street	**City**	Winnipeg
Address 2	-	**State/Province/Region**	CANADA
Year Constructed	1996	**Zip/Postal Code**	R2N 3H4
Year Renovated	-	**Architect**	-
Ownership	City Owned	**Commission Date**	-
		Decommission Date	-

Assessment Date:	09, Oct 2015	**Barrier Free Assessment**:	No
Energy Assessment:	No	**Re-Assessment**:	Yes

Photo



Exterior View - Dakota (Jonathon Toews) CC - Arena

Asset Description

ARCHITECTURAL

GENERAL

Jonathon Toews CC-Arena building number CC-021 is located at 1188 Dakota Street in the City of Winnipeg, Manitoba. The surrounding site has a level topography and the building is surrounded by grassy areas, a parking lot and public streets. The facility is part of and an integral component of the Dakota Community Center. The single story building, with public viewing mezzanine, has a total floor area of 65,843 square feet. According to information supplied by the client, the facility was constructed in 1996 and its main function is a hockey rink.

According to the 2010 Manitoba Building Code, the Major Occupancy Classification is Group A, Division 3 - Assembly.

Building Exterior

The building appears to be a pre-engineered steel building and the exterior walls are finished with linear metal and stucco. The sloping roof finish consists of linear metal cladding and roof drainage is by aluminum gutters and downspouts. Roof insulation is exposed to the interior and there are no exterior windows. The facility's entrances generally have swing-type hollow metal doors set in metal frames. The Zamboni garage has a motorized, sectional, overhead door.

Building Interior

The mezzanine level has an acoustic tile ceiling finish in an exposed T-bar suspension system, a floor finish that consists of vinyl composite tile (VCT) and wall finishes that consist of linear metal and paint throughout. On the main floor ceramic tile is found on the floor and walls of the wet areas and asphalt plank and paint finishes can be found elsewhere; interior walls are typically painted concrete masonry. Interior openings are generally protected by flush hollow metal doors set in metal frames and steel roll-up doors at the equipment bays.

Structure

The building substructure appears to consist of reinforced concrete perimeter and interior foundations and the grade-level main floor superstructure system is suspended reinforced concrete floor slab over a crawlspace. The second floor structure is also suspended reinforced concrete supported by load-bearing masonry walls.

Vertical Transportation

Egress from the mezzanine floor is provided by one stairway of concrete-filled, metal-pan risers, with metal handrails and metal balustrade guardrails. There is also a hydraulic elevator located in the attached community center that provides access to the mezzanine level.

MECHANICAL

HVAC

The building is conditioned by three large RTU located on the main roof. All units contain a D/X system for cooling and gas fired heating furnace for heating. These systems are rated approximately 10 to 12 tons each and were manufactured by Trane. Secondary heating used for the locker rooms is supported by the Community side of this complex. Heating for the arena is supplied by gas fired unit heaters, most rated at about 150,000 Btu/hr. Other smaller unit heaters were also noted in some

mechanical areas such as the Zamboni equipment room.
Cooling is provided by the above mention RTU systems.

Ventilation Systems

The building is exhausted by various high velocity fans located within the mechanical room above the Arena spectator seating level. The bathrooms and locker areas are also vented. The building is not equipped with a CO2 monitoring system for the spectator area.

Heat Recovery, De-humidification Systems

This building complex (two ice arenas) is equipped with two large gas fired de-humidification unit above the arena area. The equipment appears to be manufactured by Munters and is rated at about 400,000Btu/hr. each.

Controls and Instrumentation

Controls are pneumatic and work in conjunction with the Johnson Metasys Building Automation System that is located within the mechanical area
Plumbing

The building is supplied with potable water from the City system via a 2" diameter main line from the street, and is tied into the storm and sanitary infrastructure. The water service is not equipped with a check valve (fire main is equipped with a check valve). Piping materials are code compliant, and consist of a mixture that generally uses cast iron and abs for sanitary drains, copper for hot and cold water service and steel for gas and water lines. City water feeds the hot water systems, water closets, sinks and urinals, showers and drinking fountains. Sanitary sewage is gravity feed into the city's sanitary sewage system. Domestic hot water is produced by three gas fired Rheem/AO Smith DWH with a storage capacity of 120 gallons each. The equipment was installed in 1996 and is located in the CC section of this building (on the second floor.) Hose bibbs are installed on the exterior of the building. Roof drainage is handled by internal roof drains which drain water to the surface grade perimeter.

The arena operations include the aforementioned water and chemical treatment system using a liquid chlorine salt water (brine) solution. The brine solution is chilled vie an indirect loop feed using a reciprocating chiller manufactured by Cimco. No information lists the size however the unit was installed in 1996. The chiller is supported by three, 60HP Cimco Compressors. The PVC pipe distribution system located under the rink is from the buildings 1996 construction date.

Bathroom fixtures

The building has several gang type locker rooms along with smaller single occupant bathrooms. The lavatory and water closet units are vitreous china fixtures. The shower areas utilize stainless shower heads controlled by a centralized anti scald valves located in the mechanical room.

Fire Suppression

The entire building is equipped with a wet type fire suppression (sprinkler) system. The 4" service complete with Siamese connections is equipped with both flow and tamper alarms. The sprinkler service is broken into 3 zones, 1 wet and two dry zones used to support the arena building which is attached to this building. The fire suppression system contains a back flow prevention valve at the service entrance. Handheld ABC type fire extinguishers were noted at strategic locations and appear to contain current inspected tags.

ELECTRICAL

Electrical Service

The building is supplied electricity by an underground fed service feeder from Manitoba Hydro Utility Company. The pad mounted transformer terminating into a single disconnect switch; rated at about 600A, 600V/347V 3 phase 4 wire switch for the building.
All the switches supply power to down stream Panelboards and equipment within the entire complex. The equipment described above was located within is the main electrical area and were manufactured by FPE. Both the main feeder and the secondary electrical equipment are original to the building (1996).

Electrical Distribution

The majority of the building secondary electrical distribution equipment was manufactured by Cutler Hammer. Electrical distribution equipment, consisting of a large transformer (112-1/2 kVA) used to covert 600V to 208V, distribution panels, panelboards and disconnect switches that are located throughout the building. Distribution voltage is a combination of 600A, 600V/347V/208V 3 phase 4 wire.

Emergency Lighting

Emergency lighting is accomplished via stand alone battery pack units and remote light head units fed from centrally located batteries. The battery pack units monitor lighting branch circuits and provide illumination of egress pathways. Exit signs primarily utilize an LCD type lamp to mark egress pathways.

Fire Alarm

The fire alarm system consists of an addressable type control panel, located in the main lobby. The equipment manufactured by Edwards, monitors both Community Center as well as the Arena Complex. The fire alarm system monitors manual pull stations, some duct smoke detectors, heat detectors and smoke detectors. This equipment transmits a code to the Central Control Centre of 510 Main Street Administration building.

Lighting Systems

A majority of the light fixtures used within the facility are fluorescent lamped units utilizing T8 lamps utilizing electronic type ballasts. The Arena utilizes Induction light fixtures high bay type light fixtures over the playing surface.

Other Electrical Systems

The main telecommunications and data services enter the building from an underground service adjacent to the incoming power service, and supplies service to select locations throughout the building.

An intrusion alarm system exists within the complex with exit doors monitored via door contacts along with CCTV system. Key pads are located at exterior doors used to enter each of the complex sections. A PA system was also note within the building.

Asset Detail Report

By Asset Name

2023 VFA - 745 Kingsbury Avenue (CC-0294)

Notes

VFA REPORT NOTES:

• Information in the VFA reports are provided as an aid, and all information shall be verified by the end user to ensure accuracy.

• The Assessment was conducted on SEPTEMBER 24, 2018, and any changes resulting from renovation, maintenance, damage or deterioration since that time would not be included. Please refer to the assessment/reassessment dates from the individual report(s) and bear this in mind when considering the reports accuracy.

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Asset Detail Report
By Asset Name

Region: -City of Winnipeg
Campus: Community Centres (CC)
Asset: Garden City CC - Multiplex Arena - 745 Kingsbury Avenue
Asset Number: CC-0294

Assets are ordered by Asset Name
Currency: CAD

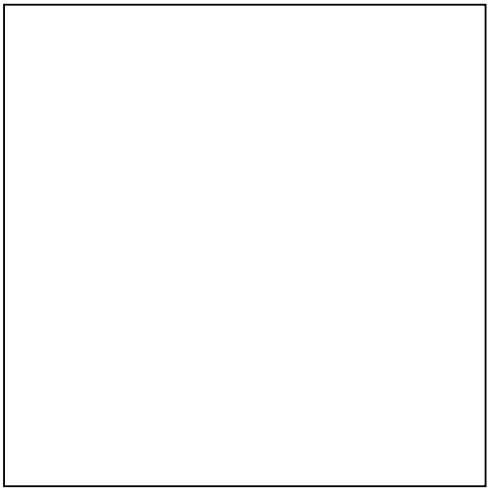
Statistics

FCI Cost:	2,145,481	**FCI:**	0.06
RI Cost:	2,145,481	**RI:**	0.06
Total Requirements Cost:	2,145,483		
Current Replacement Value:	38,526,548	**Date of most Recent Assessment:**	Sep 24, 2018

Type	Building		
Area	102,047 SF		
Use	Athletic Facility / Gymnasium	**Construction Type**	CNBC - Group A Div 3 Assembly
Floors	2	**Historical Category**	None
Address 1	745 Kingsbury Avenue	**City**	Winnipeg
Address 2	Garden City CC	**State/Province/Region**	CANADA
Year Constructed	2015	**Zip/Postal Code**	
Year Renovated	-	**Architect**	-
Ownership	City Owned	**Commission Date**	-
		Decommission Date	-

Assessment Date:	24, Sep 2018	**Barrier Free Assessment**:	No
Energy Assessment:	No	**Re-Assessment**:	No

Photo



Garden City CC - Multilplex Arena - 745 Kingsbury Avenue

Asset Description

ARCHITECTURAL

The Garden City Multiplex Arena is a community sports facility owned by the City of Winnipeg, Manitoba. The facility is a two storied building. The building has total area of 102,047 sf. The construction year is 2015. The use of the facility are for hockey rinks, change and locker rooms, sports therapy and running and walking tracks at second floor. The facility is distinctly divided into the arena and the link structure which has viewing gallery, lobby and retail spaces and offices.

Per the 2005 National Building Code of Canada, the Major Occupancy classification is Group A, Division 3 Indoor Assembly. The use type is of arena. The construction is of noncombustible and sprinkled. The facility is generally accessible. The construction is of multi storied metal on bearing walls.

The exterior are comprise of metal insulated sandwich panel. Openings are protected by Storefront automatic opener and metal doors. The roof systems are of metal standing seam and inverted (IRMA)EPDM flat roof. Windows and curtain walls are of double glazed aluminum framed.

The interior finish includes Vinyl sheet, carpet tiles, ceramic tiles, epoxy and painted floors finish. The second floor has walking and running rubber tracks. ACT painted metal ceilings and gypsum board painted ceilings. The interior openings are protected with wood doors, storefront doors and metal door rated and non-rated labeled. Interior partitions includes GWB painted and CMU painted walls. The two arena has two grandstand with plastic seats. The second floor viewing gallery is accessible by an open and wide stairs with metal and glass railings. The interior link is separated by large storefront glass partition form the rinks.

MECHANICAL

HVAC

The building is provided conditioned air three main air handling units (AHU's) equipped with heating and cooling coils. Heating glycol is generated via gas boiler and plate and frame heat exchangers. Chilled glycol is generated via two roof top condensing units and plate and frame heat exchangers. Glycol is circulated to the air handling units and also perimeter fan coil units. There is also a make-up air unit on the roof which supplies conditioned air to the main open areas. Supply air is ducted to the areas and distributed using ceiling diffusers. Exhaust for the building is provided by exhaust fans throughout the building and managed by three heat recovery ventilators located on the roof.

Supplemental heating for the change rooms is provided by in-slab radiant floor heating circulated with glycol loop.

Plumbing

Domestic water is supplied by a water main equipped with backflow prevention. The water piping within the building provides domestic water throughout. The domestic hot water is provided three gas-fired hot water boilers, with two (2) storage tanks.

Restroom fixtures are vitreous type fixtures with chromed actuators and chromed exposed piping.

There are custodial sinks located in environmental closets. There are stainless steel sinks in change rooms and kitchenettes. There is an emergency safety shower in the Zamboni room.

Sanitary drainage systems are of a gravity return type to a building main before being discharged into the municipal sewer. Rain water drainage includes interior piping, roof drains and 4-inch discharge piping by gravity flow to a municipal main.

The building includes a natural gas supply and distribution system.

The refrigeration system for the ice rinks includes an Eco Chill Cimco system with a 170 ton capacity and includes three screw compressors, plate and frame heat exchangers, circulating pumps, receiver tank and a cooling tower located on the roof.

Fire Protection

The building contains an automatic sprinkler system providing full coverage to all areas. There is a commercial kitchen hood suppression system in the Canteen. Handheld fire extinguishers in cabinets are also located throughout the building.

Conveying System

The conveying system includes one hydraulic elevator serving two floors.

ELECTRICAL

Electrical Service

The main utility electrical service for the building feeds the main 1600A 600V wall mounted splitter in weatherproof enclosure which then feeds a 1200A and 400A 600/347V Main Distribution (MD) Boards in the electrical room, which then feed the 208/120V normal distribution system.

Electrical Distribution

Power is distributed at 347/600V from the main distribution panelboard to panels and step-down transformers located throughout the facility, which supply the major building systems. Power is transformed to 120/208 by transformers, located throughout the building, which supply low voltage distribution panelboards.

Branch Wiring and Devices

The building branch wiring is distributed via conduit systems.

Emergency Power

LED Exit signs are provided to indicate direction to egress from the building.

Emergency lighting packs with battery backup were observed throughout the building.

Lighting

Interior lighting is provided predominantly by fluorescent fixtures with T8 lamps with electronic ballasts and also recessed fixtures with CFL lamps. The ice rinks lighting fixtures are high bay fixtures with T5 lamps.

Outdoor lighting is provided by wall mounted fixtures with CF lamps.

Fire Alarm

The building is equipped with an addressable type fire alarm system with a voice public address system. This alarm is monitored

at City Hall. An annunciator is located in the security office. The system consists of manual pull stations, smoke and heat detectors, duct mounted smoke detectors, sprinkler flow switches, visual and audible alarms.

Public Address System

A public address sound system feeds ceiling mounted speakers located throughout the building.

The arena also includes a sound media system with ceiling hung speakers and amplifiers.

Digital Display Devices

The ice rinks are each equipped with a wall mounted single sided electronic scoreboard with timing clocks.

LAN

The building utilizes a local area network system. System includes, data equipment, router, modem, wiring, cable management and connection devices.

Communications

The building has a standard telephone system providing outlets at appropriate locations. The system includes telephone jacks, boxes, wiring and service into the building.

The facility is provided with an internal cable television (CATV) system. The system has input outlets located throughout the main rink area with monitors located throughout the facility

Security

A closed circuit television (CCTV) is provided to monitor various interior and exterior areas of the facility.

Asset Detail Report

By Asset Name

2023 VFA - 1717 Gateway Road (CC-031)

Notes

VFA REPORT NOTES:

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Asset Detail Report

By Asset Name

Region: -City of Winnipeg 2005-2015 **Asset:** Gateway CC - Arena - 1717 Gateway Road
Campus: Community Centres (CC) **Asset Number:** CC-031

Assets are ordered by Asset Name **Currency: CAD**

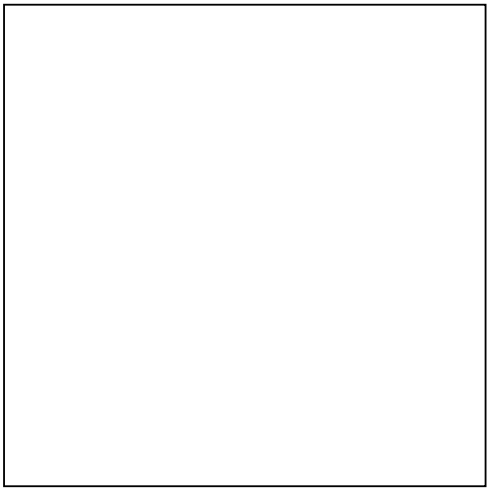
Statistics

FCI Cost:	2,513,171	**FCI:**	0.18
RI Cost:	2,514,601	**RI:**	0.18
Total Requirements Cost:	2,514,601		
Current Replacement Value:	14,121,322	**Date of most Recent Assessment:**	Oct 9, 2015

Type	Building		
Area	47,909 SF		
Use	Athletic Facility / Gymnasium	**Construction Type**	CNBC - Group A Div 3 Assembly
Floors	1	**Historical Category**	None
Address 1	1717 Gateway Road	**City**	Winnipeg
Address 2	-	**State/Province/Region**	CANADA
Year Constructed	1991	**Zip/Postal Code**	R2G 4H1
Year Renovated	-	**Architect**	-
Ownership	City Owned	**Commission Date**	-
		Decommission Date	-

Assessment Date:	09, Oct 2015	**Barrier Free Assessment**:	No
Energy Assessment:	No	**Re-Assessment**:	Yes

Photo



Gateway CC - Arena - 1717 Gateway Road

Asset Description

ARCHITECTURAL

General Site Description

Gateway Community Center - Arena, Building No. CC-031 is located at 1717 Gateway Road in the City of Winnipeg, Manitoba. The surrounding site has a level topography and the building is surrounded by grassy areas, a parking lot and public streets.

Building General

The single story building has a total floor area of 47,909 square feet. According to information supplied by the client, the facility was constructed in 1991 and its main function is a hockey rink. According to the 2005 Manitoba Building Code the Major Occupancy Classification is Group A, Division 3 - Assembly.

Building Exterior

The exterior walls are constructed of insulated corrugated metal panels. The pitched gable-style roof has a metal panel cover with vinyl faced insulation below the deck. Drainage is by aluminum gutters and downspouts. There are no exterior windows. The facility's entrances generally have swing-type hollow metal doors set in metal frames. The equipment bays have overhead sectional doors that are motor operated.

Building Interior

Interior finishes are minimal. There are no ceiling finishes. Floor finishes consist of asphalt plank in the change rooms and painted concrete in the rink areas. The interior wall finishes consist of painted concrete masonry unit partitions. Interior openings are typically protected by flush hollow metal doors set in metal frames and steel roll-up doors at the equipment bays.

Structure

Based on observations in the field, the facility's superstructure is comprised of steel purlins on a rigid steel frame pre-engineered building. The building's substructure consists of concrete on ground floor assemblies.

Vertical Transportation

The facility has four stairwells that consist of concrete filled metal pans with metal handrails and metal balustrade guardrails. There is also one hydraulic wheelchair lift with a capacity of 454 kg that serves two levels.

Hazardous Materials

The building has no known hazardous materials.

Accessibility

The accessibility requirements for persons with disabilities were assessed utilizing the 1998 Manitoba Building Code section 3.8 and the CSA Barrier-Free Design Guidelines. The accessible main entrance is via the attached community center. The restrooms, number of viewing positions, accessible change rooms, guardrails and handrails also meet the requirements for accessibility. Permanent room signage, as well as regulatory and warning signs do not conform to Barrier-Free Design section 4.5.3 which specifies mounting locations, heights and Grade 1 Braille near the bottom edge of the sign.

MECHANICAL

HVAC

The building is part of multi-sports complex. Some of the HVAC and electrical equipment may overlap between locations. This building is conditioned by two hot water boilers. The equipment manufactured by Aerco is used to heat most of the seating locker rooms areas using plastic pipe imbedded into concrete. Other areas use fin tube radiation along with air fans. Other smaller unit heaters were also noted in some mechanical areas such as the ice resurfacing equipment room.

Ventilation Systems

The building is exhausted by various high velocity fans located within the mechanical room above the Arena spectator seating level. The bathrooms and locker areas are also vented. A CO monitoring system located within the arena was also noted.

Heat Recovery, Humidification Systems

This building complex (two ice arenas) is equipped with a large gas fired de-humidification unit above the arena area. The equipment manufactured by Munters is rated at 400,000Btu/hr. and was installed in 2004.

Controls and Instrumentation

Controls are electronic associated with the Johnson Metasys Building Automation System that is located within the mechanical area. This system is part of the main controller for approximately 110 buildings under the City's jurisdiction including City Hall.

Plumbing

The arena complex is supplied with potable water from the City system via a 2" diameter main line from the street, and is tied into the storm and sanitary infrastructure. The water service is not equipped with a backflow preventer. Piping materials are code compliant, and consist of a mixture that generally uses cast iron and abs for sanitary drains, copper for hot and cold water service and steel for gas and water lines. City water feeds the hot water systems, water closets, sinks and urinals, showers, chemical treatment, drinking fountains and the Arena area. Sanitary sewage is gravity feed into the city's sanitary sewage system. Domestic hot water is produced by A.O. Smith hot water heater.

The arena operations include the aforementioned water and chemical treatment system using a liquid chlorine salt water (brine) solution. The brine solution is chilled vie an indirect loop feed using a reciprocating chiller manufactured by Sabro. Information received indicates the chiller is rated at 180 tons. The chiller is supported by three, 60HP Sabroe Compressors. The refrigerant used appears to be R22. The steel pipe distribution system located under the rink is from the buildings 1992 construction date.

Hose bibs are installed on the exterior of the building. Roof drainage is handled by either aluminum gutters and downspouts or internal roof drains which drain water to the surface grade perimeter.

Bathroom fixtures

The building has several gang type locker rooms along with smaller single occupant bathrooms. The lavatory and water closet units are vitreous china fixtures. The shower areas utilize stainless shower heads controlled by a centralized anti scald valves located in the mechanical room.

Vertical Transportation

There is one chair lift which services both levels of the arena. The elevator is an electrical unit with a 1000lb rating manufactured by Federal.

Fire Suppression

The building is not equipped with a fire suppression (sprinkler) system. Handheld ABC type fire extinguishers were noted at strategic locations and appear to contain current inspected tags.

ELECTRICAL

Electrical Service

The building is supplied electricity by an overhead run service feeder from Manitoba Hydro Utility Company. The pole mounted transformers terminating into a single disconnect switch; rated at 800A, 120V/208V switch for the building.

All the switches supply power to down stream Panelboards and equipment within the entire complex. The equipment described above was located within is the main electrical area and were manufactured by Square D. The main feeder to the service panel is relatively new, however all secondary electrical equipment in the CC building appears original to the building.

Electrical Distribution

The majority of the building secondary electrical distribution equipment was also manufactured by Square D. Electrical distribution equipment, consisting of minor transformers, distribution panels, panelboards and disconnect switches that are located throughout the building. Distribution voltage is a combination of 120/208 volts, 3 phase, 4 wire.

Emergency Lighting

Emergency lighting is accomplished via stand alone battery pack units and remote light head units fed from centrally located batteries. The battery pack units monitor lighting branch circuits and provide illumination of egress pathways. Exit signs primarily utilize an LED type lamp to mark egress pathways.

Fire Alarm

The fire alarm system consists of an Edwards, zoned type control panel, located in the main lobby. The fire alarm system monitors manual pull stations, some duct smoke detectors, heat detectors and smoke detectors. The 8 zone FACP is monitored and transmit a code to the Central Control Centre of 510 Main Street Administration building.

Lighting Systems

A majority of the light fixtures used within the facility are fluorescent lamped units utilizing T8 lamps utilizing electronic type ballasts. The Arena section utilizes T5 high bay light fixtures over the playing surface.

Other Electrical Systems

The main telecommunications and data services enter the building from an overhead service adjacent to the incoming power

service, and supplies service to select locations throughout the building.

An intrusion alarm system exists within the complex with exit doors monitored via door contacts. Key pads are located at exterior doors used to enter each of the complex sections.

Asset Detail Report

By Asset Name

2023 VFA -27 Overton Street (CC-035)

Notes

VFA REPORT NOTES:

• Information in the VFA reports are provided as an aid, and all information shall be verified by the end user to ensure accuracy.

• The Assessment was conducted on OCTOBER 14, 2013, and any changes resulting from renovation, maintenance, damage or deterioration since that time would not be included. Please refer to the assessment/reassessment dates from the individual report(s) and bear this in mind when considering the reports accuracy.

• The Assessment is based on visual inspections only and do not include any detailed or invasive testing or inspection.

• Requirements/Deferred Maintenance does not include any code/regulatory upgrades, accessibility upgrades or enhancement to existing systems.

• The Facility Condition Index (FCI) calculation, if applicable, is based on 5 years of Requirements identified by VFA.

• The Building may contain asbestos. Please refer to the City of Winnipeg Asbestos Inventory Report for this particular building (an external report that is not a part of the VFA Reports). The Building may also contain other unknown hazardous substances (mould, lead paint) not mentioned, and further investigation may be required to determine if any such substances are present.

• Previously, select data modifications were made at the request of user groups. However, the details of these adjustments are not currently known. We have now adopted a new process, where only the raw data is provided to user groups. If you elect to adjust the data, please let us know what changes are made, so we can maintain an understanding of how the data is being used.

Asset Detail Report

By Asset Name

Region: -City of Winnipeg
Campus: Community Centres (CC)
Asset: Glenwood CC - Arena - 27 Overton Street
Asset Number: CC-035

Assets are ordered by Asset Name
Currency: CAD

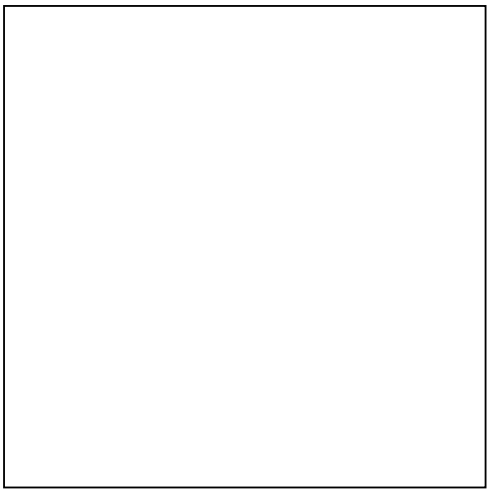
Statistics

FCI Cost:	4,122,219	**FCI:**	0.72
RI Cost:	4,138,217	**RI:**	0.73
Total Requirements Cost:	4,138,219		
Current Replacement Value:	5,688,006	**Date of most Recent Assessment:**	Oct 14, 2013

Type	Building		
Area	24,771 SF		
Use	Athletic Stadium	**Construction Type**	CNBC - Group A Div 3 Assembly
Floors	1	**Historical Category**	None
Address 1	27 Overton Street	**City**	Winnipeg
Address 2	-	**State/Province/Region**	CANADA
Year Constructed	1965	**Zip/Postal Code**	
Year Renovated	-	**Architect**	-
Ownership	City Owned	**Commission Date**	-
		Decommission Date	-

Assessed Area:	24771	**Assessment Date**:	14, Oct 2013
Barrier Free Assessment:	No	**Energy Assessment**:	No
Re-Assessment:	Yes		

Photo



Glenwood Community Centre - Arena

Asset Description

ARCHITECTURAL

General Site Description

Glenwood Community Center - Arena, Building No. CC-35 is located at 28 Overton Street in the City of Winnipeg, Manitoba. The surrounding site has a level topography and the building is surrounded by grassy areas, a parking lot and public streets.

Building General

The single story building has a total floor area of 24,771 square feet. According to information supplied by the client, the facility was constructed in 1965 and its main function is a hockey rink. According to the 1998 Manitoba Building Code the Major Occupancy Classification is Group A, Division 3 - Assembly.

Building Exterior

The exterior walls are constructed of concrete masonry unit (CMU). There is a pitched gable-style roof with a metal roof and metal gutters and downspouts. There are no exterior windows. The facility's entrance is through the community center. The garage bay has an overhead sectional door that is electrically operated.

Building Interior

The interior finishes are typically gypsum board or exposed ceiling and painted concrete masonry unit (CMU) walls. The rink has vinyl faced insulation below the deck. The floors are finished with a combination of asphalt plank. The garage bay has an exposed concrete floor. Interior openings are typically protected by flush hollow metal doors set in metal frames.

Structure

Based on observations in the field, the facility's superstructure is comprised of metal roof deck on metal framing. The building's substructure consists of concrete on ground floor assemblies.

Hazardous Materials

It is unknown if hazardous materials are present in the facility.

Accessibility

The accessibility requirements for persons with disabilities were assessed utilizing the 1998 Manitoba Building Code section 3.8 and Barrier-Free Design Guidelines. The main entrance is at ground level and is adjacent to a concrete pedestrian walk leading form the parking lot. The interior signage and door hardware do not meet the requirements for accessibility.

MECHANICAL

HVAC

The building is conditions in the administration area by 1 gas fired roof top package units RTU 3#, is a Carrier brand unit, rated at 38 tons (cooling only). No heating for the arena was noted. Unit heaters were noted in some mechanical areas such as the Zamboni equipment room. The dressing areas contained 3 forced hot air furnaces. The equipment manufactured by Lennox is

rated at 125,000 Btu/hr. 125,000Btu/hr. and 75,000Btu/hr.

Ventilation Systems

The building is exhausted by various high velocity fans located within the mechanical rooms and above the Arena spectator seating level. The bathrooms and locker areas are also vented. A gas monitoring system for the arena chiller equipment was noted.

Controls and Instrumentation

Controls are electric with pressure and temperature gauges at the ammonia plant.

Plumbing

The arena is supplied with potable water from the City system via a 2" diameter main line from the street. Piping materials consist of a mixture that generally uses cast iron, copper for hot and cold water service lines. City water feeds the hot water systems, water closets, sinks, showers and water urinals. Sanitary sewage is gravity feed into the city's sanitary sewage system. Domestic hot water for the dress rooms area is produced by a single 85 gallon gas fired water heater. The Zamboni area contains a gas fired, hot water boiler along with two storage tanks. The Mighty Therm unit is rated at 300,000Btu/hr. The HWST are 119 gallon State units. The plumbing systems also consist of a utility sink and wall hung water fountains.

The arena ice operations include a chemical treatment system using a liquid (brine) solution. The 20 HP pump brine solution is chilled via an indirect loop HE feed using a Mycom reciprocating chiller. The system is supported by two compressors. Unit 1 is a Mycom compressor rated at 50HP. Unit 2 is also a Mycom unit rated at 30HP. The refrigerant used appears to be Ammonia. The PVC pipe distribution system located under the rink was added in 1998. This is when the arena had the ammonia plant added. Supporting the chiller is an open air 100 ton BAC tower added in 1998.

Roof drainage is handled by aluminum gutters and downspouts which drain water to the surface grade perimeter.

Bathroom fixtures

The building has gang type locker rooms along with smaller single occupant bathrooms. The lavatory and water closet units are vitreous china fixtures with gang type shower areas utilizing stainless shower heads

Fire Suppression

Handheld ABC type fire extinguishers were noted at strategic locations and appear to contain current inspected tags.

ELECTRICAL

Electrical Service

The building is supplied electricity by an underground run service feeder from Manitoba Hydro Utility Company. The pad-mounted transformer nameplate was not accessible;

All the switches supply power to down stream Panelboards and equipment within the entire complex was manufactured by Federal Pioneer.

Electrical Distribution

Distribution panels, panelboards and disconnect switches are located throughout the building. Distribution voltage is an FPE 800A (1200A bus rating) 120/208V 3-phase, 4-wire service.

Emergency Lighting

Emergency lighting is accomplished via stand alone battery pack units and remote light head units. The battery pack units monitor lighting branch circuits and provide illumination of egress pathways. Exit signs primarily utilize an incandescent type lamp to mark egress pathways.

Fire Alarm

The fire alarm system consists of a zoned type control panel the fire alarm system monitors manual pull stations, heat detectors and smoke detectors. (Please see the Glenwood CC for more information.)

Lighting Systems

A majority of the light fixtures used within the facility are fluorescent units utilizing T8 lamps. The Arena section utilizes high intensity discharge (HID) high bay type light fixtures over the playing surface.

Other Electrical System

The main telecommunications and data service located in the office area supplies service to select locations throughout the building.

An intrusion alarm system exists within the complex.

Asset Detail Report

By Asset Name

2023 VFA - 454 Adsum Drive (CC-048)

Notes

VFA REPORT NOTES:

• Information in the VFA reports are provided as an aid, and all information shall be verified by the end user to ensure accuracy.

• The Assessment was conducted on OCTOBER 9, 2015, and any changes resulting from renovation, maintenance, damage or deterioration since that time would not be included. Please refer to the assessment/reassessment dates from the individual report(s) and bear this in mind when considering the reports accuracy.

• The Assessment is based on visual inspections only and do not include any detailed or invasive testing or inspection.

• Requirements/Deferred Maintenance does not include any code/regulatory upgrades, accessibility upgrades or enhancement to existing systems.

• The Facility Condition Index (FCI) calculation, if applicable, is based on 5 years of Requirements identified by VFA.

• The Building may contain asbestos. Please refer to the City of Winnipeg Asbestos Inventory Report for this particular building (an external report that is not a part of the VFA Reports). The Building may also contain other unknown hazardous substances (mould, lead paint) not mentioned, and further investigation may be required to determine if any such substances are present.

• Previously, select data modifications were made at the request of user groups. However, the details of these adjustments are not currently known. We have now adopted a new process, where only the raw data is provided to user groups. If you elect to adjust the data, please let us know what changes are made, so we can maintain an understanding of how the data is being used.

Asset Detail Report

By Asset Name

Region: -City of Winnipeg 2005-2015 **Asset:** Maples CC - Arena (Multiplex) - 454 Adsum Drive
Campus: Community Centres (CC) **Asset Number:** CC-048

Assets are ordered by Asset Name **Currency: CAD**

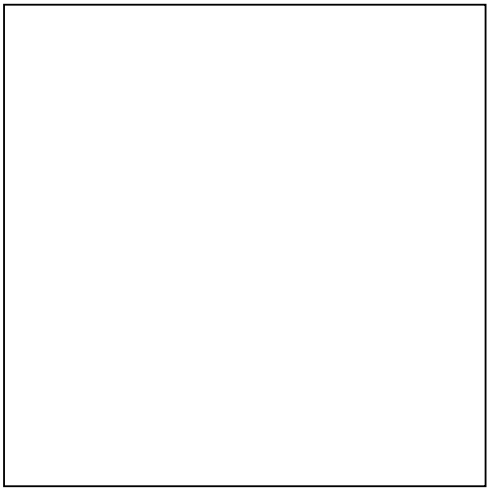
Statistics

FCI Cost:	2,945,498	**FCI:**	0.45
RI Cost:	2,945,498	**RI:**	0.45
Total Requirements Cost:	2,945,496		
Current Replacement Value:	6,519,817	**Date of most Recent Assessment:**	Oct 9, 2015

Type	Building		
Area	27,557 SF		
Use	Athletic Stadium	**Construction Type**	CNBC - Group A Div 3 Assembly
Floors	1	**Historical Category**	None
Address 1	435 Adsum Drive	**City**	Winnipeg
Address 2	Maples CC	**State/Province/Region**	CANADA
Year Constructed	1990	**Zip/Postal Code**	
Year Renovated	-	**Architect**	-
Ownership	City Owned	**Commission Date**	-
		Decommission Date	-

Assessment Date:	09, Oct 2015	**Barrier Free Assessment**:	No
Energy Assessment:	No	**Re-Assessment**:	Yes

Photo



Maples CC - Arena - 454 Adsum Drive

Asset Description

ARCHITECTURAL

General Site Description

Maples Community Centre - Arena, Building No. CC-048 is located at 435 Adsum Drive in the City of Winnipeg, Manitoba. The surrounding site has a level topography and the building is surrounded by grassy areas, a parking lot and public streets.

Building General

The single story building has a total floor area of 27,557 square feet. According to information supplied by the client, the facility was constructed in 1990 and its main function is a hockey rink. According to the 2005 Manitoba Building Code the Major Occupancy Classification is Group A, Division 3 - Assembly.

Building Exterior

The exterior walls are constructed of metal panels. There is a pitched gable-style roof with a metal cover and metal gutters and downspouts. The facility's entrances are typically hollow metal swing-type doors set in metal frames. The garage bay has an overhead sectional door that is electrically operated.

Building Interior

The interior finishes are typically exposed metal deck on metal framing with metal panel and concrete masonry unit walls. The rink has vinyl faced insulation below the deck. The floors are finished with asphalt plank, carpet in the office, and RSV in the canteen . The garage bay has an exposed concrete floor. Interior openings are typically protected by flush hollow metal doors set in metal frames.

Structure

Based on observations in the field, the facility isd a pre-engineered building with a superstructure comprised of metal deck on a rigid structural steel frame. The building's substructure consists of concrete on ground floor assemblies.

Hazardous Materials

Based on the buildings age is unlikely that hazardous materials are present in the facility.

Accessibility

The accessibility requirements for persons with disabilities were assessed utilizing the 2005 Manitoba Building Code section 3.8 and Barrier-Free Design Guidelines. The main entrance is at ground level and is adjacent to a concrete pedestrian walk leading form the parking lot. The restrooms, interior signage and door hardware do not meet the requirements for accessibility.

MECHANICAL

HVAC

The building dressing room area is conditioned primarily by 2 gas fired furnaces for heating only. Both have distribution ductwork delivering conditioned air to the space. Infra red suspended gas heaters provide heating to arena area. Two gas fired unit heaters were noted in the Zamboni equipment area.

Ventilation Systems

The building is exhausted by various fans located within the mechanical rooms. The bathrooms and locker areas are also vented. A gas monitoring system for the arena chiller equipment was noted. There is no carbon monoxide monitoring system used to monitor the Zamboni equipment.

Controls and Instrumentation

Controls are electric with pressure and temperature gauges at the ammonia plant.

Plumbing

The arena is supplied with potable water from the City system via a 2" diameter main line from the street. Piping materials consist of a mixture that generally uses cast iron, copper for hot and cold water service lines. City water feeds the hot water systems, water closets, sinks, ganged type showers and urinals. Sanitary sewage is gravity feed into the city's sanitary sewage system. Domestic hot water is produced by a gas fired AO Smith. The Zamboni equipment area has 2 gas fired HWH's.

The arena ice operations include a chemical treatment system using a liquid (brine) solution. The brine solution is chilled via an indirect loop (pump rated at 15hp) feed using a Cimco reciprocating chiller. The system is supported by two Cimco compressors rated at 50hp and 30hp. The chiller appears to be ammonia refrigerant type. The chiller is supported by an Evapco 100 ton open air draft cooling tower.

Bathroom fixtures

The building has gang type locker rooms along with smaller single occupant bathrooms. The lavatory and water closet units are vitreous china fixtures.

Fire Suppression

The building is not equipped with a fire suppression system. Handheld ABC type fire extinguishers were noted at strategic locations and appear to contain current inspected tags.

ELECTRICAL

Electrical Service

The building is supplied electricity by an underground run service feeder from Manitoba Hydro Utility Company.

All the switches supply power to down stream panelboards and equipment within the complex.

Electrical Distribution

The majority of the building secondary electrical distribution equipment consisted of distribution panels, Panelboards and disconnect switches that are located throughout the building. Distribution voltage is a Square D 400A 600V/347V, 3-phase, 4-wire system.

Emergency Lighting

Emergency lighting is accomplished via stand alone battery pack units and remote light head units. The battery pack units monitor lighting branch circuits and provide illumination of egress pathways. Exit signs primarily utilize an incandescent type lamp to mark egress pathways.

Fire Alarm

The building is connected to an Edwards 8 zone, 4 active, type fire alarm system which includes a zone control panel along with pull stations, detection and notification devices (bells) distributed throughout the facility.

Lighting Systems

A majority of the light fixtures used within the facility are fluorescent T8 units. The Arena section utilizes high intensity discharge (HID) high bay type light fixtures over the playing surface.

Other Electrical System

A security alarm system exists within the complex and it has motion detectors.

Asset Detail Report

By Asset Name

2023 VFA - 666 Silverstone Avenue (CC-068)

Notes

VFA REPORT NOTES:

• Information in the VFA reports are provided as an aid, and all information shall be verified by the end user to ensure accuracy.

• The Assessment was conducted on OCTOBER 9, 2015, and any changes resulting from renovation, maintenance, damage or deterioration since that time would not be included. Please refer to the assessment/reassessment dates from the individual report(s) and bear this in mind when considering the reports accuracy.

• The Assessment is based on visual inspections only and do not include any detailed or invasive testing or inspection.

• Requirements/Deferred Maintenance does not include any code/regulatory upgrades, accessibility upgrades or enhancement to existing systems.

• The Facility Condition Index (FCI) calculation, if applicable, is based on 5 years of Requirements identified by VFA.

• The Building may contain asbestos. Please refer to the City of Winnipeg Asbestos Inventory Report for this particular building (an external report that is not a part of the VFA Reports). The Building may also contain other unknown hazardous substances (mould, lead paint) not mentioned, and further investigation may be required to determine if any such substances are present.

• Previously, select data modifications were made at the request of user groups. However, the details of these adjustments are not currently known. We have now adopted a new process, where only the raw data is provided to user groups. If you elect to adjust the data, please let us know what changes are made, so we can maintain an understanding of how the data is being used.

Asset Detail Report
By Asset Name

Region: -City of Winnipeg 2005-2015 **Asset:** Richmond Kings CC - Arena - 666 Silverstone Avenue
Campus: Community Centres (CC) **Asset Number:** CC-068

Assets are ordered by Asset Name **Currency: CAD**

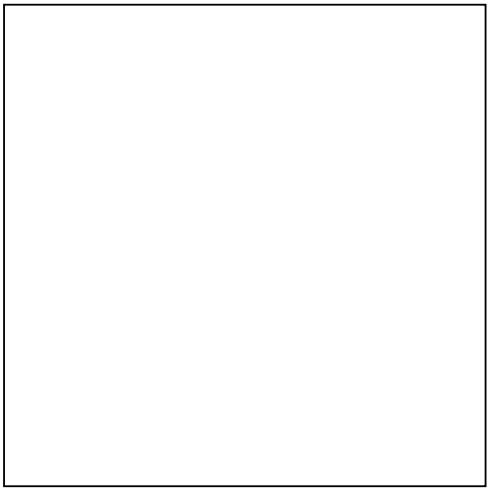
Statistics

FCI Cost:	3,165,068	**FCI:**	0.33
RI Cost:	3,234,240	**RI:**	0.34
Total Requirements Cost:	3,234,239		
Current Replacement Value:	9,504,514	**Date of most Recent Assessment:**	Oct 9, 2015

Type	Building		
Area	24,348 SF		
Use	Athletic Stadium	**Construction Type**	CNBC - Group A Div 3 Assembly
Floors	1	**Historical Category**	None
Address 1	666 Silverstone Avenue	**City**	Winnipeg
Address 2	-	**State/Province/Region**	CANADA
Year Constructed	1964	**Zip/Postal Code**	R3T 2V9
Year Renovated	1998	**Architect**	-
Ownership	City Owned	**Commission Date**	-
		Decommission Date	-

Assessment Date:	09, Oct 2015	**Barrier Free Assessment**:	No
Energy Assessment:	No	**Re-Assessment**:	Yes

Photo



Richmond Kings CC - Arena - 666 Silverstone Avenue

Asset Description

ARCHITECTURAL

General Site Description

The Richmond King Community Center - Arena, building number CC-068, is located at 666 Silverstone Avenue in the City of Winnipeg, Manitoba. The surrounding site has a level topography and the building is surrounded by a parking lot, grassed and gravelled areas and public streets. The facility is attached to and an integral component of the Richmond Kings Community Centre.

Building General

The single story building has a total floor area of 24,348 square feet. According to information supplied by the client, the facility was constructed in 1964 and its main use is a hockey rink. There was a major upgrade to the facility in 1998 which included the addition of a lean-to washroom and change room structure on the north east side of the building. According to the 2005 National Building Code of Canada, the Major Occupancy Classification is Group A, Division 2 - Assembly.

Building Exterior

The exterior wall construction consists of horizontal, precast concrete and metal siding on concrete masonry and steel-frame back-up. The roof finishes of the main arena consist of standing-seam linear metal on a structural steel frame, insulated and with a linear metal ceiling lining. The lean-to building roof is a standing-seam linear metal which appears to have a wood-frame roof. The building does not have windows. The building's exterior doors are typically single and double, hollow metal in steel-frame, assemblies and manually operated metal overhead doors are installed for access by ice rink equipment.

Building Interior

The ceiling finishes include metal paneling in the arena and painted gypsum board in the washroom and change room area. Wall finishes are typically painted concrete masonry and plain concrete. The floors are finished with asphalt plank, vinyl sheet goods, epoxy and paint. Interior doors are typically hollow metal assemblies set in metal frames.

Structure

The building has a perimeter reinforced concrete foundation wall assembly assumed to include spread footings, columns and grade beams and a concrete slab-on-grade. The lean-to building's roof superstructure appears to be conventional wood, balloon-frame construction and the arena is a pre-engineered steel building with rigid steel frame.

Hazardous Materials

Hazardous materials such as asbestos containing materials (ACMs) are known to exist in this facility.

Accessibility

The elements of accessibility of this asset were assessed based on the criteria and requirements of the 2006 City of Winnipeg Accessibility Standards. Refer to the detailed Accessibility Assessment.

MECHANICAL

HVAC

The building is conditioned by a two EngA gas fired furnaces located within the administration and locker room areas. The older equipment manufactured by ENG A
is rated approximately 225,000 Btu/HR was installed in 1998. Heating for the arena is provided by 8 infra-red gas fired units. Smaller unit heaters were noted in some mechanical areas such as the Zamboni equipment room.

Ventilation Systems

The building is exhausted by various high velocity fans located within the mechanical room above the Arena spectator seating level. The bathrooms and locker areas are also vented.

Controls and Instrumentation

The HVAC systems are controlled by basic zone type T stats.

Plumbing

The arena is supplied with potable water from the City system via a 2" diameter main line from the street, and is tied into the storm and sanitary infrastructure. The water service is not equipped with a backflow preventer valve. Piping materials are code compliant, and consist of a mixture that generally uses cast iron and abs for sanitary drains, copper for hot and cold water service and steel for gas and water lines. City water feeds the hot water systems, water closets, sinks and urinals, showers, chemical treatment, drinking fountains and the Arena area. Sanitary sewage is gravity feed into the city's sanitary sewage system. Domestic hot water is produced by two gas fired DWH's.

The arena operations include the aforementioned water and chemical treatment system using a liquid chlorine salt water (brine) solution. The brine solution is chilled vie an indirect loop feed using a reciprocating chiller manufactured by Carrier. No information is available regarding the size or age of the equipment (best about 30 tons). The chiller is supported by two, 75HP Carrier Compressors. The refrigerant used appears to be R22. The steel pipe distribution system located under the rink is from the buildings original 1970 construction date.

Hose bibs are installed on the exterior of the building. Roof drainage is handled by either aluminum gutters and downspouts or internal roof drains which drain water to the surface grade perimeter.

Bathroom fixtures

The building has several gang type locker rooms along with smaller single occupant bathrooms. The lavatory and water closet units are vitreous china fixtures. The shower areas utilize stainless shower heads controlled by a centralized anti scald valves located in the mechanical room.

Fire Suppression

The building is not equipped with a fire suppression (sprinkler) system. Handheld ABC type fire extinguishers were noted at strategic locations and appear to contain current inspected tags.

ELECTRICAL

Electrical Service

The building is supplied electricity by an underground run service feeder from Manitoba Hydro Utility Company. The pad mounted transformers terminating into a single disconnect switch; rated at 600A, 600volts switch for the building. This portion of the complex has a 400amp switch.

All the switches supply power to down stream Panelboards and equipment within the entire complex. The equipment described above was located within is the main electrical area and were manufactured by ITE.

Electrical Distribution

The majority of the building secondary electrical distribution equipment was also manufactured by ITE. Electrical distribution equipment, consisting of minor transformers, distribution panels, panelboards and disconnect switches that are located throughout the building. Distribution voltage is a combination of 120/208 volts, 3 phase, 4 wire.

Emergency Lighting

Emergency lighting is accomplished via stand alone battery pack units and remote light head units fed from centrally located batteries. The battery pack units monitor lighting branch circuits and provide illumination of egress pathways. Exit signs primarily utilize an incandescent type lamp to mark egress pathways.

Fire Alarm System

The fire alarm system consists of a Mircom, zoned type control panel, located in the main lobby. The fire alarm system monitors manual pull stations, some duct smoke detectors, heat detectors and smoke detectors. The multi-zone FACP is a local alarm unit only. This equipment does not transmit a code to the Central Control Centre of 510 Main Street Administration building.

Lighting Systems

A majority of the light fixtures used within the facility are fluorescent lamped units utilizing mostly the newer T8 lamps utilizing electronic type ballasts. The Arena section utilizes high intensity discharge (HID) high bay type light fixtures over the playing surface.

Other Electrical Systems

The main telecommunications and data services enter the building from an underground service adjacent to the incoming power service, and supplies service to select locations throughout the building.

An intrusion alarm system exists within the complex with exit doors monitored via door contacts. Key pads are located at exterior doors used to enter each of the complex sections.

A stand alone public address system was noted in the arena area.

Asset Detail Report

By Asset Name

2023 VFA - 3450 Pembina Highway (CC-085)

Notes

VFA REPORT NOTES:

• Information in the VFA reports are provided as an aid, and all information shall be verified by the end user to ensure accuracy.

• The Assessment was conducted on OCTOBER 7, 2013, and any changes resulting from renovation, maintenance, damage or deterioration since that time would not be included. Please refer to the assessment/reassessment dates from the individual report(s) and bear this in mind when considering the reports accuracy.

• The Assessment is based on visual inspections only and do not include any detailed or invasive testing or inspection.

• Requirements/Deferred Maintenance does not include any code/regulatory upgrades, accessibility upgrades or enhancement to existing systems.

• The Facility Condition Index (FCI) calculation, if applicable, is based on 5 years of Requirements identified by VFA.

• The Building may contain asbestos. Please refer to the City of Winnipeg Asbestos Inventory Report for this particular building (an external report that is not a part of the VFA Reports). The Building may also contain other unknown hazardous substances (mould, lead paint) not mentioned, and further investigation may be required to determine if any such substances are present.

• Previously, select data modifications were made at the request of user groups. However, the details of these adjustments are not currently known. We have now adopted a new process, where only the raw data is provided to user groups. If you elect to adjust the data, please let us know what changes are made, so we can maintain an understanding of how the data is being used.

Asset Detail Report

By Asset Name

Region: -City of Winnipeg
Campus: Community Centres (CC)
Asset: St. Norbert CC - Arena - 3450 Pembina Highway
Asset Number: CC-085

Assets are ordered by Asset Name
Currency: CAD

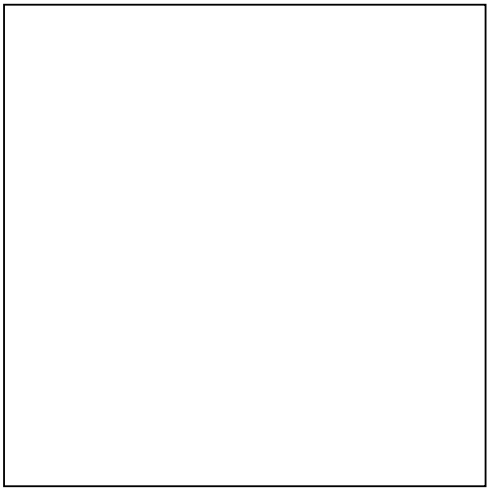
Statistics

FCI Cost:	4,250,801	**FCI:**	0.58
RI Cost:	4,322,427	**RI:**	0.59
Total Requirements Cost:	4,322,425		
Current Replacement Value:	7,372,503	**Date of most Recent Assessment:**	Oct 7, 2013

Type	Building		
Area	28,097 SF		
Use	Athletic Stadium	**Construction Type**	CNBC - Group A Div 3 Assembly
Floors	1	**Historical Category**	None
Address 1	3450 Pembina Highway	**City**	Winnipeg
Address 2	-	**State/Province/Region**	CANADA
Year Constructed	1995	**Zip/Postal Code**	R3V 1A1
Year Renovated	-	**Architect**	-
Ownership	City Owned	**Commission Date**	-
		Decommission Date	-

Assessment Date:	19, Jul 2007	**Barrier Free Assessment**:	No
Energy Assessment:	No	**Re-Assessment**:	No

Photo



St. Norbert Community Centre Arena - 3450 Pembina Highway

Asset Description

ARCHITECTURAL

General Site Description

St. Norbert Community Centre Arena, Building No. CC-085 is located at 3450 Pembina Highway in the City of Winnipeg, Manitoba. The surrounding site has a level topography and the building is surrounded by grassy areas, a parking lot and public streets.

Building General

The single story building with partial basement has a total floor area of 28,097 square feet. According to information supplied by the client, the facility was constructed in 1995 and its main function is a community centre hockey rink. According to the 1998 Manitoba Building Code the Major Occupancy Classification is Group A, Division 3 - Assembly.

Building Exterior

The exterior walls are primarily constructed of preformed metal panels with small portion of concrete masonry units (CMU) at the main entrance. There is a pitched gable-style roof with a metal roofing system and metal gutters and downspouts. Exterior windows consist of fixed aluminum sash with insulated glazing. The facility's entrances generally have swing-type hollow metal doors set in metal frames. The building also has overhead sectional door that is manual operated.

Building Interior

The interior finishes are typically exposed metal panels at ice rink, painted GWB walls at the warm area (upper level) and painted CMU walls at the change rooms and utility areas (basement). The ice rink has foil faced insulation below the deck. The floors are finished with rubber tiles on concrete in the basement, ceramic tiles in the entry, viewing gallery, common restrooms and basement showers, and carpet in meeting room A and offices. The garage bay has an exposed concrete floor. Interior doors are of hollow metal doors set in metal frames.

Structure

Based on observations in the field, the facility's superstructure is comprised of steel columns, steel beams and girders supporting metal roofing system with insulated ceiling. The building's substructure consists of cast in place concrete foundation walls and concrete footings.

Hazardous Materials

Based on the buildings age is unlikely that hazardous materials are present in the facility.

Accessibility

The accessibility requirements for persons with disabilities were assessed utilizing the 1998 Manitoba Building Code section 3.8 and Barrier-Free Design Guidelines. The main entrance is at ground level and is adjacent to a concrete pedestrian walk leading form the parking lot. The main entrance has automatic door openers. The common restrooms appear to meet the requirements and guidelines for accessibility. The interior signage and door hardware do not meet the requirements for accessibility. The building also has the 750lb chair lift for accessing between the main floor (hockey rink) and the warm area (viewing gallery, snack bar and meeting rooms).

MECHANICAL

HVAC

The building dressing room area is conditioned primarily by 4 gas fired furnaces; the sizes are as follows; Furnace 1, 2 and 3 are Lennox 120,000Btu/hr. each. (No AC) Furnace 4 is Lennox whisper heat model rated at 125,000Btu/hr, installed in 1996. This furnace which supports the Canteen area and offices is supported by an 4 ton Lennox DX. All have distribution ductwork delivering conditioned air to the space. Heating for the arena is supplied by two gas fired infer-red type heaters.

Ventilation Systems

The building is exhausted by various fans located within the mechanical rooms and above the Arena spectator seating level. The bathrooms and locker areas are also vented. A gas monitoring system for the arena chiller equipment was noted. There is no carbon monoxide monitoring system used to monitor the Zamboni equipment.

Controls and Instrumentation

Controls are electric with pressure and temperature gauges at the ammonia plant.

Plumbing

The arena is supplied with potable water from the City system via a 2" diameter main line from the street. Piping materials consist of a mixture that generally uses cast iron, copper for hot and cold water service lines. City water feeds the hot water systems, water closets, sinks, ganged type showers and urinals. Sanitary sewage is gravity feed into the city's sanitary sewage system. Domestic hot water is produced by 2 gas fired 82 gal. water heater with holding tanks.

The arena ice operations include a chemical treatment system using a liquid (brine) solution. The brine solution is chilled via an indirect loop HE feed using a Docal reciprocating chiller. The system is supported by two 40hp Sabroe compressors having ammonia refrigerant. The chiller is supported by a BAC 77 ton open air draft cooling tower.

Dehumidification

The building complex is equipped with a single dehumidification unit within the arena area.

Roof drainage is handled by aluminum gutters and downspouts which drain water to the surface grade perimeter.

Bathroom fixtures

The building has gang type locker rooms along with smaller single occupant bathrooms. The lavatory and water closet units are vitreous china fixtures.

Fire Suppression

The building is equipped with a small domestic type fire suppression system within the Zamboni and ammonia plant areas. Handheld ABC type fire extinguishers were noted at strategic locations and appear to contain current inspected tags.

ELECTRICAL

Electrical Service

The building is supplied electricity by an underground run service feeder from Manitoba Hydro Utility Company.

All the switches supply power to down stream Panelboards and equipment within the complex.

Electrical Distribution

The majority of the building secondary electrical distribution equipment consisted of distribution panels, panelboards and disconnect switches that are located throughout the building. Distribution voltage is a Siemens 400A 600V/347V, 3-phase, 4-wire system.

Emergency Lighting

Emergency lighting is accomplished via stand alone battery pack units and remote light head units. The battery pack units monitor lighting branch circuits and provide illumination of egress pathways. Exit signs primarily utilize an incandescent type lamp to mark egress pathways.

Fire Alarm

The building is connected to an Edwards 8 zone, 2 active, type fire alarm system which includes a zone control panel along with pull stations, detection and notification devices (bells) distributed throughout the facility.

Lighting Systems

A majority of the light fixtures used within the facility are fluorescent T8 units. The Arena section utilizes high intensity discharge (HID) high bay type light fixtures over the playing surface.

Other Electrical System

A security alarm system exists within the complex has motion detectors. Building includes a scoreboard and public address system.

Asset Detail Report

By Asset Name

2023 VFA - 346 Perth Avenue (CC-100)

Notes

VFA REPORT NOTES:

• Information in the VFA reports are provided as an aid, and all information shall be verified by the end user to ensure accuracy.

• The Assessment was conducted on OCTOBER 7, 2013, and any changes resulting from renovation, maintenance, damage or deterioration since that time would not be included. Please refer to the assessment/reassessment dates from the individual report(s) and bear this in mind when considering the reports accuracy.

• The Assessment is based on visual inspections only and do not include any detailed or invasive testing or inspection.

• Requirements/Deferred Maintenance does not include any code/regulatory upgrades, accessibility upgrades or enhancement to existing systems.

• The Facility Condition Index (FCI) calculation, if applicable, is based on 5 years of Requirements identified by VFA.

• The Building may contain asbestos. Please refer to the City of Winnipeg Asbestos Inventory Report for this particular building (an external report that is not a part of the VFA Reports). The Building may also contain other unknown hazardous substances (mould, lead paint) not mentioned, and further investigation may be required to determine if any such substances are present.

• Previously, select data modifications were made at the request of user groups. However, the details of these adjustments are not currently known. We have now adopted a new process, where only the raw data is provided to user groups. If you elect to adjust the data, please let us know what changes are made, so we can maintain an understanding of how the data is being used.

Asset Detail Report

By Asset Name

Region: -City of Winnipeg
Campus: Community Centres (CC)
Asset: West Kildonan CC - Arena - 346 Perth Avenue
Asset Number: CC-100

Assets are ordered by Asset Name
Currency: CAD

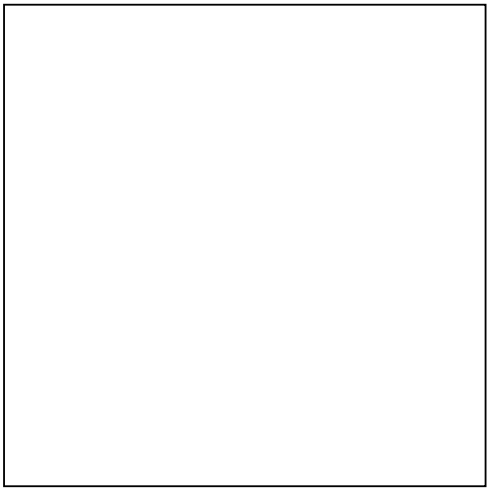
Statistics

FCI Cost:	4,771,187	**FCI:**	0.65
RI Cost:	4,840,629	**RI:**	0.66
Total Requirements Cost:	4,840,627		
Current Replacement Value:	7,341,960	**Date of most Recent Assessment:**	Oct 7, 2013

Type	Building		
Area	30,120 SF		
Use	Athletic Stadium	**Construction Type**	CNBC - Group A Div 3 Assembly
Floors	1	**Historical Category**	None
Address 1	346 Perth Avenue	**City**	Winnipeg
Address 2	-	**State/Province/Region**	CANADA
Year Constructed	1967	**Zip/Postal Code**	R2V
Year Renovated	-	**Architect**	-
Ownership	City Owned	**Commission Date**	-
		Decommission Date	-

Assessment Date:	19, Jul 2007	**Barrier Free Assessment**:	No
Energy Assessment:	No	**Re-Assessment**:	No

Photo



West Kildonan Community Centre Arena - 346 Perth Avenue

Asset Description

ARCHITECTURAL

General Site Description

The West Kildonan Community Centre Arena, Building No. CC-100 is located at 346 Perth Avenue in the City of Winnipeg, Manitoba. The surrounding site has a level topography and the building is surrounded by grassy areas, a parking lot and public streets. The West Kildonan Community Centre was added on each end of the building; the gym/daycare portion and the dance studio/skate change portion.

Building General

The single story building has a total floor area of 30,120 square feet. According to information supplied by the client, the facility was constructed in 1967 and its main function is a community centre hockey rink. According to the 1998 Manitoba Building Code the Major Occupancy Classification is Group A, Division 3 - Assembly.

Building Exterior

The exterior walls are constructed of preformed metal panels with small portion of concrete masonry units (CMU) at the zamboni garage and painted stucco walls at the storage garages. There is a pitched gable-style roof with a metal roofing system and metal gutters and downspouts.
The flat roofs are of built up roofing system (with and without gravel). There is also a small pitched gable-style roof with asphalt shingle at the storage garages. The facility's entrances generally have swing-type hollow metal doors set in metal frames. The building also has overhead sectional doors that are motor operated.

Building Interior

The interior finishes are typically exposed metal panels (with and without CMU backup) and painted CMU walls. The floors are finished with rubber tiles in change rooms and sheet vinyl at the canteen area. The change rooms have painted pressboard ceilings. The garage bay has an exposed concrete floor. Interior doors are a combination of hollow metal doors and wood doors set in metal frames.

Structure

Based on observations in the field, the facility's superstructure is comprised of steel columns, steel beams and girders supporting metal roofing system. The building's substructure consists of cast in place concrete foundation walls and concrete footings.

Hazardous Materials

Buildings constructed prior to 1983 are suspected of containing asbestos materials (ACMs). Previous testing reports were not available for review at the time of the assessment but hazardous materials were observed and were reported by client representatives. Any work associated with demolition requirements are subject to testing prior to the commencement of any work.

Accessibility

The accessibility requirements for persons with disabilities were assessed utilizing the 1998 Manitoba Building Code section 3.8 and Barrier-Free Design Guidelines. The main entrance is at ground level and is adjacent to a concrete pedestrian walk leading

form the parking lot. The restrooms, interior signage and door hardware do not meet the requirements for accessibility.

MECHANICAL

HVAC

The building is conditioned primarily by 5 gas fired furnaces; the sizes are as follows; Furnaces 1 and 2 are Lennox down draft units, rated at 50,000Btu/hr. each, installed in 1997. Furnace 3 and 4 are Lennox units, rated at 50,000Btu/hr. each, installed in 1997. Furnace 5 is Lennox unit, rated at 150,000Btu/hr, installed in 1997.All have distribution ductwork delivering conditioned air to the space. Heating for the arena is supplied by four gas fired infer-red type heaters. Heating in mechanical spaces is provided by suspended, gas-fired unit heaters.

Ventilation Systems

The building is exhausted by various high velocity fans located above the Arena spectator seating level. The bathrooms and locker areas are also vented. A gas monitoring system for the arena chiller equipment was noted. There is no carbon monoxide monitoring system used to monitor the Zamboni equipment.

The building complex is equipped with a single humidification system within the arena area.

Controls and Instrumentation

Controls are electric with pressure and temperature gauges at the ammonia plant.

Plumbing

The arena is supplied with potable water from the City system via a 2" diameter main line from the street. Piping materials consist of a mixture that generally uses cast iron, copper for hot and cold water service lines. City water feeds the hot water systems, water closets, sinks, showers and urinals. Sanitary sewage is gravity feed into the city's sanitary sewage system. Domestic hot water for the dressing rooms is produced by a single gas fired AO Smith HW heater, 75 gallons. The canteen area has a small electric Giant unit rated at 30 gallons. The Zamboni area contains a gas fired hot water boiler complete with a pair of HW storage tanks. The Boiler is an AO Smith unit rated at 399,000btu/hr. The HWST are A.O. Smith 119 gallon units.. The plumbing systems also consist of a utility sink and water fountain.

The arena operations include the aforementioned water and chemical treatment system using a liquid chlorine salt water (brine) solution. The brine solution is feed by a 20hp pump and is chilled vie an indirect loop feed using a reciprocating chiller; no manufactured was listed however the shell was replaced 1999. The chiller is supported by two, 75HP and 40HP York Compressors. The refrigerant used appears to be ammonia. Supporting the chiller is an Evapco open air draft tower. The steel pipe distribution system located under the rink is from the buildings original 1967 construction date.

Washroom fixtures

The building has gang type locker rooms and showers along with smaller single occupant bathrooms. The lavatory and water closet units are vitreous china fixtures.

Fire Suppression

Handheld ABC type fire extinguishers were noted at strategic locations and appear to contain current inspected tags.

ELECTRICAL

Electrical Service

The building is supplied electricity by a pole and overhead service feeder from Manitoba Hydro Utility Company. All the switches supply power to down stream Panelboards and equipment within the complex.

Electrical Distribution

The majority of the building secondary electrical distribution equipment consisted of distribution panels, panelboards and disconnect switches that are located throughout the building. Distribution voltage is 400A 600V and 120/208 volts, 3-phase, 4-wire, manufactured by FPE. (pumps use 600V power.)

Emergency Lighting

Emergency lighting is accomplished via stand alone battery pack units and remote light head units. The battery pack units monitor lighting branch circuits and provide illumination of egress pathways. Exit signs primarily utilize an incandescent type lamp to mark egress pathways.

Fire Alarm

The building is connected to an antiquated 110Vsingle zone type, local fire alarm system. The equipment supports, pull stations, detection and notification devices (bells) distributed throughout the facility.

Lighting Systems

A majority of the light fixtures used within the facility are fluorescent units utilizing T8 lamps. The Arena section utilizes high intensity discharge (HID) high bay type light fixtures over the playing surface.

Other Electrical System

The main telecommunications and data service located in the office area supplies service to select locations throughout the building.

A security alarm system exists within the complex. CCTV cameras are provided at few locations. Scoreboard is provided in the rink. Building also includes a PA system.