



BUILDING CONDITION ASSESSMENT



**MacTier Memorial Arena
9 Haig Street, MacTier
October 7, 2025**

Issued to: Township of Georgian Bay
Contact: Mara Engel
Director of Operations

Site visit on: August 19, 2025
Draft Issued on: August 25, 2025
Final Issued on: October 7, 2025

Primary Contact: Bryn Jones, M.A.Sc.,P.Eng.
Secondary Contact: Linda Bennett, C.E.T.

Floor Area: 23,100 SF

A handwritten signature in blue ink that reads "Bryn Jones". The signature is fluid and cursive, with a horizontal line underneath it.

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EXECUTIVE SUMMARY

Facility Risk Solutions was retained by Township of Georgian Bay to conduct a Building Condition Assessment (BCA) of the MacTier Memorial Arena located at 9 Haig Street, MacTier. Bryn Jones of Facility Risk Solutions conducted the fieldwork for the BCA on August 19, 2025.

The information in Table 1 is a summary of the basic details regarding the MacTier Memorial Arena.

Table 1 – General Facility Information

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| <i>Facility Name:</i> | <i>MacTier Memorial Arena</i> |
| <i>Location:</i> | 9 Haig Street, MacTier |
| <i>Facility Type:</i> | Arena |
| <i>Facility Description</i> | Two-storey arena |
| <i>Date of Site Visit</i> | August 29, 2025 |
| <i>Assessor</i> | Bryn Jones |
| <i>Report by:</i> | Matthew Woodroffe & Bryn Jones, M.A.Sc.,P.Eng. |
| <i>Construction Year</i> | 1977 |
| <i>Building Age (years)</i> | 48 |
| <i>Number of Floors (above grade):</i> | 2 |
| <i>Number of Floors (below grade):</i> | 0 |
| <i>Number of Elevators</i> | 1 |
| <i>Building Gross Floor Area</i> | 23,100 SF |
| <i>Building Replacement Cost</i> | \$10,395,000 |
| <i>Facility Replacement Cost</i> | \$12,127,500 |
| <i>Total Current Deferred Maintenance Value</i> | \$16,880 |
| <i>FCI – Next 15 years (if no capital investment to facility)</i> | 21.9% Poor |

Table 2 – Ten-year Summary of Projects greater than cost threshold (\$5K)

| Summary | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 |
|--|-------------|-------------|--------------|--------------|-------------|--------------|-------------|--------------|-------------|-------------|
| Repair wall foundations | | | \$53,878.15 | | | | | | | |
| Repair concrete slab-on-grade | | | | | | \$26,322.89 | | | | |
| Repair the wooden floor | | | | | | \$17,330.91 | | | | |
| Repair the roof | | | | | | \$116,041.75 | | | | |
| Replace the exterior metal siding | | | \$359,576.41 | | | | | | | |
| Repair the exterior concrete masonry | | | | \$24,903.10 | | | | | | |
| Replace the exterior windows | | | \$31,098.50 | | | | | | | |
| Replace the exterior metal doors | | | | \$14,344.18 | | | | | | |
| Replace the glazed exterior metal doors | | | | \$12,750.39 | | | | | | |
| Replace the exterior overhead doors | | | | \$31,875.96 | | | | | | |
| Replace the metal roofing | | | | | | | | \$835,646.08 | | |
| Replace the built-up roofing | | | | \$164,958.11 | | | | | | |
| Replace the EPDM roofing | | | | | | | | \$15,393.48 | | |
| Replace the eavestroughs & downspouts | | | \$6,219.70 | | | | | | | |
| Repair the interior concrete partition walls | | | | | | \$29,512.78 | | | | |
| Replace the interior windows | | | \$37,318.20 | | | | | | | |
| Replace the interior overhead door | | | \$15,549.25 | | | | | | | |
| Repair the concrete stairs | | | | | | \$8,372.42 | | | | |
| Replace the laminate wall panels | | | | | | \$10,046.90 | | | | |
| Replace the VCT flooring | | | | | \$52,276.58 | | | | | |
| Replace the older rubber flooring | | | | | | \$108,841.47 | | | | |
| Replace the gypsum ceilings | | | | | | | | \$21,990.69 | | |

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|--|------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------|------------|
| Replace the acoustic tile ceilings | | | | \$71,720.92 | | | | | | |
| Replace the low-E ceilings | | | | | | | \$257,451.94 | | | |
| Replace the wheelchair lift | | | | | | \$14,233.12 | | | | |
| Replace the newer toilets | | | | | | | | \$6,861.09 | | |
| Repair the domestic water piping | | | | \$73,633.47 | | | | | | |
| Replace the furnaces | | | | | \$31,039.22 | | | | | |
| Replace the condensing unit | | | | | \$8,985.04 | | | | | |
| Replace the through-wall exhaust fans | | | | \$15,937.98 | | | | | | |
| Replace the range hood exhaust system | | | | \$11,953.49 | | | | | | |
| Replace the unit heaters | | | | | | \$12,558.63 | | | | |
| Replace the main switchgear | | | | | \$24,504.65 | | | | | |
| Replace electrical panel (1) | | | | | \$12,252.32 | | | | | |
| Replace the older interior lighting fixtures | | | | | | \$29,303.47 | | | | |
| Replace the fire alarm panel | | | | | | \$16,744.84 | | | | |
| Replace the fire alarm devices | | | | | | \$58,020.88 | | | | |
| Replace the exit & emergency lighting fixtures | | | | | \$56,605.73 | | | | | |
| Replace the older ice rink dehumidifier | | \$78,884 | | | | | | | | |
| Replace the ice rink compressors | | | | | \$261,382.89 | | | | | |
| Ice rink compressor overhaul | | \$12,895 | | | | | | | | |
| Ice rink compressor #1 soft start install | | \$5,310 | | | | | | | | |
| Replace the ice rink alarm system controller | | \$5,689 | | | | | | | | |
| Replace the ice rink brine pump | | | | | \$24,504.65 | | | | | |
| Install ice rink brine filters | | \$7,206 | | | | | | | | |
| Replace the ice rink cooling piping | | \$14,791 | | | | | | | | |
| Replace the ice rink resurfacers | | \$151,700 | | | | | | | | |
| Replace the asphalt paving | | | \$139,943.25 | | | | | | | |
| Total Cost | \$0 | \$346,559 | \$643,583 | \$348,444 | \$471,551 | \$447,330 | \$257,452 | \$879,891 | \$0 | \$0 |

| | |
|--------------------------------------|--------------------|
| Overall Total of the 10 Years | \$3,394,811 |
|--------------------------------------|--------------------|

*Note the cost for action items in the next 10 years, less than \$5,000, have not been included in Table 2. However, some costs below the threshold have been included in Table 5 and in the body of the report.

Structural Assemblies

The wall foundations of the building are comprised of painted concrete block wall construction. The ground-level floor is comprised of a poured concrete slab on grade. The upper-level floor is presumed to be comprised of wooden floor trusses & decking. The roof of the building is comprised of metal trusses and decking. The surface of the ice rink is supported by a poured concrete core slab.

Architectural Assemblies

Most of the exterior walls are clad with metal siding. Some of the exterior walls are clad with concrete masonry. There are ten (10) aluminum-framed windows located on the East and West elevations of the building. There are six (6) metal exterior doors located throughout the exterior walls of the building. The main entrances into the building are provided by four (4) glazed metal exterior doors on the North elevation of the building. There are a pair of metal overhead doors located on the West & East elevations of the building. The high-sloped roof above the rink area of the building is clad with standing-seam metal roofing. The low-sloped roof above the lobby area of the building is clad with built-up roofing. There is a small portion of EPDM roofing on the Southwest end of the building. There are aluminum eavestroughs & downspouts located on the East elevation of the building which redirect rainwater away from the building. Portions of the eaves around the rest of the building perimeter have been removed due to ice damming issues in the winter.

The building's interior partition walls are comprised of painted concrete block wall construction. There are twelve (12) aluminum-framed interior windows located in the lobby and the main hall which overlook the rink area. There are approximately 20 painted metal interior doors & 12 glazed metal interior doors located throughout the building. There is a metal overhead door located in the rink area which provides vehicle access into the ice resurfacer room. There are five (5) metal roll-up windows located in the kitchen areas of the building. Access to the upper level of the building is provided by a pair of painted concrete staircases. Most of the interior walls of the rink area are clad with metal siding.

Each of the dressing rooms' shower walls are clad with laminate wall panelling. The floors of the showers in the dressing rooms and ref room are finished with ceramic tile flooring. Most of the floors in the community hall areas (main hall, kitchens, washrooms, etc.) are finished with VCT flooring. The floors around the rink surface and in the storage room are finished with older rubber tile flooring. The floors in the dressing rooms, ref room, lobby, and snack bar are finished with newer rubber tile flooring. Some of the lower-level ceilings (washrooms, dressing rooms, ref room, etc.) are finished with painted gypsum wallboard. Most of the lower & upper level ceilings of the lobby & community hall portions of the building are finished with acoustic ceiling tiles. The ceiling of the rink area is finished with a low-E ceiling system. The perimeter of the rink surface is equipped with dasher boards & plexiglass.

Mechanical Assemblies

Accessible access to the upper level is provided by a wheelchair lift.

Plumbing fixtures for the building are comprised of 11 toilets, 2 urinals, 5 washroom sinks, 4 stainless steel sinks, and 5 shower fixtures. The domestic water distribution system for the building is comprised mainly of copper supply piping.

There is a gas-fired water heater which is manufactured by Giant and is in the furnace room. There is a gas-fired water heater which is manufactured by Bradford White and is in the ammonia room. There is an electric water heater which is manufactured by Rheem and is in the upper-level storage room. The building's sanitary waste piping system is presumed to be comprised mainly of PVC piping. Rainwater drainage for the flat portion of roofing is presumed to be comprised of metal roof drains and PVC piping. Heating for the upper and lower levels of the community hall/lobby portions of the building is provided by a pair of gas-fired furnaces which are manufactured by Carrier and located in the furnace room. Cooling for the building is provided by a Carrier condensing unit which is located on the roof. The upper-level washroom is equipped with a ceiling-mounted exhaust fan. The rink area and ice resurfacer room are each equipped with a through-wall exhaust fan. There is a range hood exhaust system located above the stove in the upper-level kitchen area. Heating for the ice resurfacer room & ammonia room is provided by three (3) electric ceiling-hung Quellet unit heaters.

The ice rink surface is cooled by a chilled water/glycol distribution piping system within the core slab. The rink area is equipped with an older and a newer suspended Cimco dehumidifier. The rink cooling system is equipped with a pair of Cimco compressors which are in the ammonia room. The rink's cooling system is controlled by the main panel which is in the ammonia room. The ice rink cooling system is comprised of a chiller system, which is manufactured by Docal and located in the ammonia room. The rink's cooling system is equipped with a cooling tower which is manufactured by BAC and is located outside the building. The rink cooling system is equipped with a brine pump which is in the ammonia room. The rink is equipped with an ice resurfacers.

Electrical Assemblies

The main electrical distribution system for the building is comprised of a 400A main disconnect switch & safety switches located in the ammonia and electrical rooms. There is a 16 kVA transformer located in the electrical room. There is a 75 kVA transformer located in the electrical room. There is a transformer located in the ammonia room. There is a large electrical panel located in the electrical room. There is a 100A Stab-Lok electrical panel located in the electrical room. There is an electrical panel located in the ammonia room. There is a 225A electrical panel located in the upper-level of the building (beside the washroom). Lighting in the dressing rooms, lobby, community hall, washrooms, etc. is provided by ceiling-mounted tube fixtures. Lighting in the rink area is provided by LED ceiling-hung tube fixtures. The electrical distribution system is equipped with a 200A transfer switch located in the electrical room. The rink area is equipped with a large wall-mounted digital scoreboard.

Fire & Life Safety Assemblies

The fire alarm system for the building is controlled by a main panel which is in the entrance vestibule. The building's fire alarm system devices are comprised of manual pull stations, warning bells/devices, and heat detectors. Exit signage & emergency lighting for the building is comprised of red "EXIT" signs & battery-pack fixtures located throughout the building.

Site Elements

Parking for the site is provided by asphalt paving which is on the North and East end of the building. There is concrete paving located throughout the site. There is chain-link fencing located around the cooling tower on the South end of the building. There are five (5) wall-mounted exterior lighting fixtures located along the exterior walls of the building. There are four (4) soffit-mounted exterior lighting fixtures located above the main entrances into the building.

Accessibility Summary

A full accessibility audit was not completed as part of the scope. However, during inspection, general observations indicate that the building is considered partially accessible. Automatic door openers have been provided for barrier-free access into the building. Access to the upper level is provided by a wheelchair lift. The washrooms have also been provided with barrier-free fixtures, but not automatic door openers.