

September 22, 2025

KEC Ref. 2549

By Mail



**Attention: Lacey Kastikainen, CAO/Clerk**

Township of McDonald Meredith and Aberdeen Additional

P.O. Box 10, 208 Church Street

Echo Bay, ON

POS 1C0

**Re: Echo Bay Sportsplex  
Building Review**

Dear Ms. Kastikainen:

At the request of the Township, Kresin Engineering Corporation (KEC) attended the Echo Bay Sportsplex building on September 16<sup>th</sup>, 2025 to carry out a visual review of the building, including accessible structural components. The purpose of this assignment is to address recommendations made in a previous building condition assessment (BCA), including the completion of a structural review and repainting.

This review is focussed on the pre-engineered metal building (PEMB) portion of the Sportsplex, which encloses the ice pad area.

Prior to visiting the site, KEC reviewed available drawings for the PEMB structure, which was limited to an American Buildings drawing package dated October 1995 and noted as being issued for construction.

The review was carried out from ground level, augmented by the use of an elevating work platform (scissor lift) within the rink area. A drone camera was also used to obtain aerial views of the building exterior.

## Observations

Observations made during the review are as follows, select photos are attached:

1. The exterior of the Sportsplex generally appears well kept and in excellent condition.
2. Some materials and equipment are stored near and against the exterior of the building. (Photos 3 and 4)
3. The roof over the PEMB is equipped with gutters and downspouts. On the east side of the building, downspouts are directed to in-ground drainage pipes; however, on the west side, the downspouts discharge directly adjacent to the building foundations. (Photo 5)

4. Minor surface rust is present on the PEMB structural steel such as building frames and columns. The most corroded areas appear to be the tops of the building frames. (Photos 6 and 7)
5. Bolted connections appear in as-constructed condition with no indications of movement. A random selection of bolts was ring checked using a hammer; no loose bolts were found.
6. The paint coating on the steel is inconsistent in some areas. (Photo 8)
7. Beams have been added between building frames 4 and 5 to support air conditioner mechanical systems. (Photo 9)
8. Exhaust fans and make-up air louvres are installed on the east and west sides of the building. There are four abandoned ventilation fans/louvres.
9. A small jib crane has been installed on building frame 7.
10. Handrails for the spectator seating area have been welded to the building frames. (Photo 10)
11. Overall, the PEMB structure appears in Good to Excellent condition, with no indications of deformation or deflection.

## Conclusion

Based on the observations made at the time of the site visit, it is our opinion that the Echo Bay Sportsplex PEMB is in Good to Excellent condition.

## Recommendations

The following recommendations are presented for consideration by the Municipality. The timeline for implementation is as soon as feasible, preferably within the next 12 months.

1. The outlets for the roof downspouts at the west side of the building should be directed away from the foundations.
2. The abandoned ventilation system components should be removed and the associated building penetrations should be properly closed in.
3. Stored equipment and material should be moved away from the building to allow access for weed trimming and vegetation management.
4. The jib crane installed at building frame 7 is posted as “out of order”. This device should be physically removed. If a jib crane is needed for operational purposes, a certified lifting device should be installed.

It is also noted that welding attachments such as handrails to the building structural steel should be avoided in the future; if necessary, bolted or clamped connections are generally preferred.

The previously completed BCA recommended repainting the structural steel due to the presence of minor rust. The paint system on structural steel provides an important protective barrier to prevent/manage corrosion due to environmental moisture. In an ice rink arena, moisture is routinely introduced during icemaking and operational activities, which typically results in

condensation on the steel structure contributing to corrosion. Occasional repainting is recommended as a preventative measure to prolong the life of the structure.

The Sportsplex PEMB is exhibiting signs of minor corrosion. It is recommended that the Municipality plan for repainting the structural steel in the next 2-5 years. A preliminary budget recommendation for the work is \$200,000.

### Limitations and Closure

Kresin Engineering Corporation has been retained to carry out a visual review of the ice arena portion of the Echo Bay Sportsplex, focussing on the condition of the pre-engineered metal building structural components. The review has not considered any potential environmental contamination, designated substances, mechanical and life safety systems, accessibility, electrical systems, etc.

Should you have any questions or require clarification, please call.

Thank you.

Yours Very Truly,  
Kresin Engineering Corporation



Michael Kresin, P. Eng.  
Consulting Engineer  
2549 mk LTR report.docx





Photo 1: Aerial view of Echo Bay Sportsplex.



Photo 2: View of south end of arena building. Note 2 ventilation fans no longer in-use.



Photo 3: Storage adjacent to building



Photo 4: Vegetation growth at building foundation.



Photo 5: Roof drain discharge directed to building foundation.



Photo 7: Minor surface rust on top of building frames. Typical condition.



Photo 7: Minor surface rust on bottom flange of building frames. Typical condition.



Photo 8: Inconsistent paint coating (exposed primer).

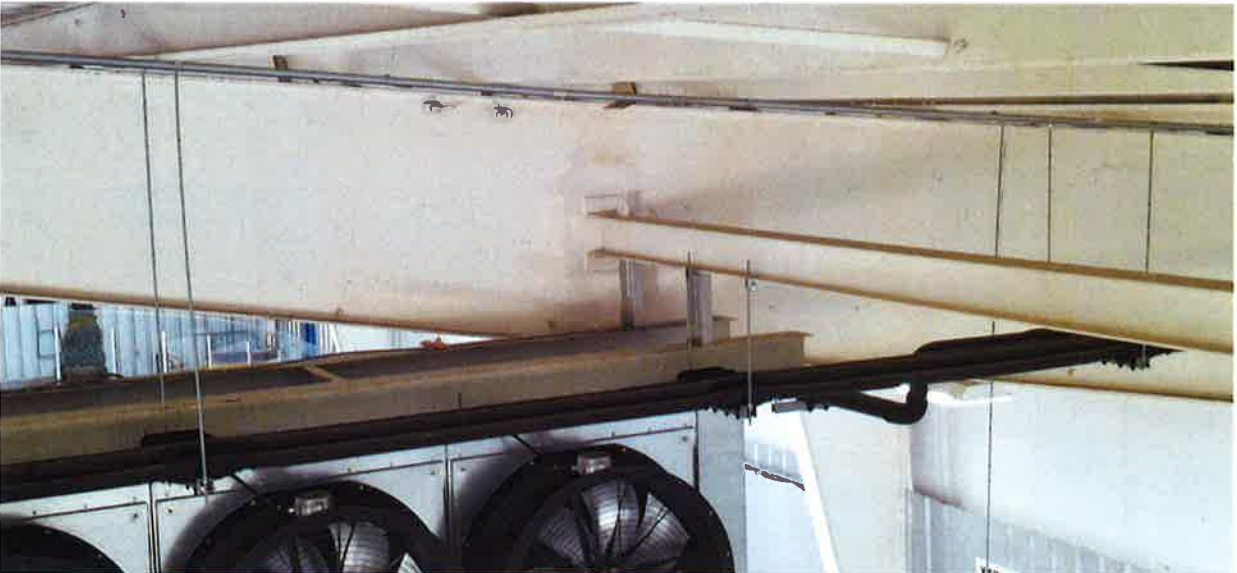


Photo 9: Steel structure installed for air conditioner support.



Photo 10: Handrails welded to building frame.