

Fund	#	Project	Cost	Funding Source	in thousands (000)				
					2026	2027	2028	2029	2030
<b>45 #3331 Parking Lot Renewal</b>									
<p>This program will focus on reinvesting in civic building parking lots such as the Civic Centre and arenas, as well as paved parking lots in parks and at the cemetery. The City owns over 180,000 m2 of paved parking lots that have an estimated service life of 34 years, some of which are at the end of their service life. Based on the recent condition assessment of these parking lots, there are 3 lots totaling 5,400 m2 that are in poor to very poor condition and past their service life. 2026 Parking Lot Renewal is planned for the RCMP large offsite parking lot, Fire Hall #3 parking area and Fire Hall #4 parking area.</p>									
				Canada Community Building Fund	486	160	160	160	160
				General Infrastructure Reinvestment Fund	122	40	40	40	40
			<b>1,408</b>	<b>Project Totals:</b>	<b>608</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>200</b>

**46 #3459 CN Centre Building Envelope Renewal**

Repair of exterior walls to stop water infiltration (new flashings and sills at windows and columns). This project is to renew a major component of the aging asset to extend the life of the building and include opportunities for energy efficiencies that consider lifecycle costs. The lifecycle for this project is expected to be 25 years for windows and doors and 50 for metal siding/roofing.

				MFA Debt Proceeds	6,777	9,070	13	0	0
			<b>15,860</b>	<b>Project Totals:</b>	<b>6,777</b>	<b>9,070</b>	<b>13</b>	<b>0</b>	<b>0</b>

## 2026 Inspector of Municipalities Request for MFA Debt Borrowing Project Costs Supporting Information

### #3459: CN Center Building Envelope Renewal \$15,860,000

The CN Centre arena is a 3-storey high multi-purpose arena which was constructed in 1994. This project is to renew a major component of the aging asset to extend the life of the building including opportunities for energy efficiencies that consider ongoing cost savings. The work includes the replacement of the exterior wall cladding to stop water infiltration and new flashing and sills at windows and columns. This work was identified during a targeted building envelope condition assessment. The estimated useful life for this renewal is expected to be 25 years for windows and doors and 50 years for metal siding/roofing. Risks of not completing this work include; increased costs of repairs, degradation of building components that are protected by the exterior building enclosure, and an overall increase in costs of operations.

This project construction is split into two years, 2026 and 2027, with a total budget of \$15,860,880 (rounded to \$15,860,000) that includes \$13,000 in 2028 for the warranty period.

BUDGET ESTIMATE				
<b>Project Name:</b>	CN Centre Building Envelope			
<b>Budget Estimate Developed By:</b>	Falkner Browns Architects			
<b>Date of Budget Estimate (DD-MM-YYYY):</b>	19-12-2025			
<b>Budget Estimate Class - A,B,C,D</b>	Class B			
<b>Can project be phased over more than 1 year?</b>	yes - 2026 + 2027 (const), 2028 (warranty)			
ELIGIBLE COSTS				
	Description	Quantity	Per Unit Amount	Total Cost
<b>Project Planning</b>				
	Review existing site - update conditions report and cost estimate	1.00	19,700	\$19,700
	Disbursement	1.00	1,950	\$1,950
	<b>Planning Sub-Total:</b>		<b>21,650</b>	<b>\$21,650</b>
<b>Design / Engineering</b>				
	Design Consultant Costs (including warranty period)	1.00	573,420	\$573,420
	Disbursements	1.00	65,101	\$65,101
	Design Contingency (Section 5.1.3.3 of OCPM)	5%		\$28,671
	Consultant Contingency (Section 5.1.3.3 of OCPM)	5%		\$28,671

	<b>Design / Engineering Sub-Total:</b>		<b>695,863</b>	<b>\$695,863</b>
<b>Construction / Materials</b>				
	Construction / Materials Sub-Total:	1.00	10,347,900	\$10,347,900
	includes: phasing of works, hoarding/protection, mold remediation, signage allowance, standing seam roof, OH doors, metal panels, CMU, windows, canopies, etc.			
	Construction Contingency (Section 5.1.3.3 of OCPM)	15%	1,552,185	\$1,552,185
	<b>Construction / Materials Sub-Total:</b>			<b>\$11,900,085</b>
<b>Other Costs (specify if internal or contracted costs)</b>				
Communications	Communications (inclusive of signage)	1.00	5,000	\$5,000
Leasing Land, Building and Other Facilities	Building Permit	1.00	119,001	\$119,001
Landscape - City forces - planting only		1.00	50,000	\$50,000
Landscape consultant + retaining walls/beds		1.00	100,000	\$100,000
Wrap up insurance		1.00	150,000	\$150,000
Card Access/Fire Alarm/Cameras		1.00	15,000	\$15,000
Furniture, Fixtures & Equipment	Office window coverings, bike rack, CN letter electrification	1.00	40,000	\$40,000
Risk Mitigation	Phasing/scope omissions/temporary measures to remain operational	1.00	30,000	\$30,000
Signage - City forces	South driveway and pass gate	1.00	1,000	\$1,000
Misc City Forces		1.00	10,000	\$10,000
Light posts	Repainting + base repair	1.00	5,000	\$5,000
Concrete repair at south stair		1.00	10,000	\$10,000
Exterior guardrail - pass gate + bridge	Painting	1.00	5,000	\$5,000
Relocation of offices/box office	Temp offices and box office sales	1.00	30,000	\$30,000
Interior Wall Condition	Drywall Destructive investigation	1.00	1,584	\$1,584
	<b>Other Eligible Costs Sub-Total:</b>			<b>\$571,585</b>
	<b>SUBTOTAL PROJECT BUDGET:</b>			<b>\$13,189,183</b>
<b>Internal Contingency &amp; Escalation factor</b>			<i>Construction portion only</i>	<i>\$12,471,670</i>
Escalation year 1 2025	Escalation of 5% for 2025 (Section 5.1.3.4 of OCPM)	7.5%		\$935,375
Escalation year 2 2026	Escalation of 5% for 2026 (includes previous year's Escalation) (Section 5.1.3.4 of OCPM)	5%		\$670,352

Escalation year 3 2027	Escalation of 6% for 2027 (includes previous year's Escalation) (Section 5.1.3.4 of OCPM)	6%		\$831,572
	<b>Internal Contingency and Escalation Sub-Total:</b>			<b>\$2,437,299</b>
	<b>TOTAL CAPITAL PROJECT BUDGET:</b>			<b>\$15,626,482</b>
<b>Project Management Capital cost</b>				
Internal Project Manager Costs		1.50%		\$234,397
	<b>City Project Management Sub-Total:</b>			<b>\$234,397</b>
	<b>TOTAL GROSS CAPITAL PROJECT BUDGET:</b>			<b>\$15,860,880</b>