



December 3, 2025

ADDENDUM NO. 2

REQUEST FOR PROPOSAL IRVINE SPORTSPLEX ARENA UPGRADES - HAMLET OF IRVINE CONSULTING ENGINEERING SERVICES

Questions and Clarifications:

1. Regarding the geotechnical investigation requested within the preliminary design phase: is this investigation intended to address concerns regarding subgrade performance within the arena, or just characterize the soil capacity for supporting the new ice plant?
Yes, the geotechnical investigation would support the new structural concrete ice slab design as well as for the new ice plant foundation requirements.
2. Regarding the hazardous materials verification: no indication has been given regarding the materials currently identified as hazardous, and the report on hazardous materials has been withheld until award. What scope of review is requested for this response?
The Irvine Sports Complex Hazardous Materials Building Assessment, completed August 2025, has been provided for reference only and is attached to this Addendum No. 2. Any additional work required that would form part of this project is to be identified in the proposed works for this project. This includes any additional surveys required during the design or handling specifications during construction.
3. Can we assume that the operating ice temperature for the hockey rink and the curling rink are the same?
Yes.
4. Will the consultant be responsible for the role of the coordinating professional for the construction schedules?
Yes.
5. Will the tender be issued as book specifications?
Yes.
6. Digital submissions, not exceeding 32 megabytes, will be accepted at operations@cypress.ab.ca prior to closing time, December 9, 2025, as well. It is the responsibility of the proponent to confirm digital submission was received.

Initial _____



IRVINE SPORTS COMPLEX, IRVINE, AB HAZARDOUS MATERIALS BUILDING ASSESSMENT

Project# SQ1MH25201
August 12, 2025

PREPARED FOR:

Ken Jacobs
Cypress County
816 2nd Avenue
Dunmore, AB

PREPARED BY:

Mike Anderson
Squareone Consulting Ltd.
629 UPP 3rd Street SE
Medicine Hat, AB



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1.0 Introduction

Squareone Consulting Ltd. (Squareone) was authorized by Ken Jacobs of Cypress County to conduct a Hazardous Materials Assessment on the Irvine Sports Complex located at 209 Francis Street, Irvine, Alberta. The assessment was conducted July 10, 2025, and July 28, 2025 by Squareone's Mike Anderson (Certified Hazardous Materials Building Inspector – Certification Number: ON-188748-19756-012925).

The intent of this assessment is to identify both building materials as well as general products that are considered to be hazardous to humans and/or the environment, then produce all findings in a comprehensive and user-friendly report. This will be achieved by not only displaying results and findings in tables but also using colour coded floorplans, charts, and links within the report.

2.0 Scope of Work

The scope of work involved in the assessment conducted by Squareone Consulting consist of sampling and/or identifying the following:

- Asbestos containing materials
- Lead based materials
- Mercury containing materials
- Polychlorinated biphenyls (PCB's)
- Radioactive components
- Ozone depleting substances
- Urea formaldehyde
- Visible mould and water damage
- Fecal or microbial

Once the field assessment had been completed, Squareone will compile all information into a comprehensive report. This report will include tables, graphs, photographs, and colour coded floorplans.

3.0 Methodology

For the completion of this assessment, sampling and/or identifying hazardous materials throughout the building was conducted following general standards outlined by the Alberta Occupational Health and Safety Code, Alberta Asbestos Abatement Manual – 2019 and National Institute for Occupational Safety and Health (NIOSH). This was a non-intrusive assessment so areas with little to no access were not inspected. Due to the different nature of each material assessed, below is an outline for all material's specific methodologies.

3.1 Asbestos Containing Materials

Suspected asbestos containing materials were sampled and sent for laboratory analysis. Once the sample was taken, it was documented with the following information:

- Sample#
- Specific identifying location
- Specific material type
- Material distribution throughout building

All asbestos samples were taken following guidelines outlined in the Alberta Asbestos Abatement Manual – 2019 Section 5.6.4.



Any bulk asbestos samples are analysed at EMC Scientific Inc. using Polarized Light Microscopy (PLM) and dispersion staining techniques. All analytical procedures are in accordance with EPA 600/R-93/116 method.

3.2 Lead Based Materials

Materials suspected to contain lead were identified or sampled and sent for laboratory analysis. All lead bulk and paint samples were sent to IATL International Asbestos Testing Laboratories for analysis. All samples were analysed using the ASTM D3335-85A “Standard Method to Test for Low Concentration of lead in Paint by Atomic Absorption Spectrophotometry” method. All samples were then compared to standards provided by Work Safe Alberta of 0.009%.

3.3 Mercury Containing Materials

A visual inspection was conducted on all thermostats, light bulbs and tubes and pressure-sensing products to determine the presence of mercury. If found, the product was documented and photographed.

3.4 Polychlorinated Biphenyls (PCB's)

PCB's are most common in florescent light ballasts. Newer T-5 tubes will not work with ballasts containing PCB's, only fixtures with T-12 - T-8 lighting tubes need to have the ballasts checked. In accordance to the Alberta Occupational Health and Safety Act, ballasts are inaccessible in the fixture is not de-energized and tagged out. For this reason, only a visual inspection was conducted on all lighting fixtures.

3.5 Radioactive Components

A visual inspection was conducted throughout the building to determine the presence of radioactive products. If found, the product was documented and photographed.

3.6 Ozone Depleting Substances

A visual inspection was conducted throughout the building for products and systems that usually containing Ozone Depleting Substances. If found, the product was documented and photographed.

3.7 Urea Formaldehyde

A visual inspection was conducted throughout the building to determine the presence of Urea Formaldehyde. If found, the product was documented and photographed.

3.8 Visible Mould and Water Damage

A visual inspection was conducted throughout the building to determine the presence of visible mould and water damage suggesting possible mould growth. If found, the product was documented and photographed. If mould growth was suspected, a swab sample was taken to determine any mould growth.

All swab samples were analysed using the method: Direct Microscopy Examination based on “CBS Laboratory Manual Series – Food and Indoor Fungi (2010)”.

3.9 Fecal or microbial

A visual inspection was conducted throughout the building to determine the presence of Fecal or Microbial Contamination. If found, the product was documented and photographed.



4.0 Results and Discussion


All results from any laboratory analysis will be shown using a table to display all information pertaining to that sampling.

All Laboratory Certificate of Analysis will be displayed in the corresponding Appendix as stated at the top of the Table.

4.1 Asbestos Containing Materials

Sample #	Location	Description	Asbestos Type & %
1	Main Area	Black Matt	N/A
2	Managers Office	12x12 Beige Floor Tile	N/A
		Black and Yellow Mastic	N/A
3	Kitchen	12x12 Grey Floor Tile	N/A
4	North Stairwell	12x12 Black Floor Tile	N/A
		Yellow Mastic	N/A
5	Seating Area	12x12 Tan Floor Tile	N/A
		Black Mastic	N/A
6	Hallway	Black Matt	N/A
7	Locker Room 1	12x24 Black Matt	N/A
8-1	Eating Area; Pillar; <6'	Joint Compound	N/A
8-2	Kitchen; South Wall; <6"	Joint Compound	N/A
8-3	West Entrance; North Wall; <6"	Joint Compound	N/A
8-4	Hallway; South Wall; <Ceiling	Joint Compound	N/A
8-5	South Entrance; South Wall; <4'	Joint Compound	N/A
8-6	Storage Room; SE Corner; <4'	Joint Compound	N/A
8-7	Pillar; Outside Ladies Curling Change Room	Joint Compound	N/A

Note:

 Highlight indicates sample came back positive for asbestos content


N/A indicated that the sample was negative, so the information was not applicable

Blank sample number Indicates additional layering of above sample



9	Eating Area	Drop Ceiling Tile	N/A
10	2 nd Floor; Liquor Room	12x12 Blue Floor Tile	N/A
		Black Mastic	N/A
11	2 nd Floor; Storage Room	Brown Vinyl Sheet Flooring	N/A
12	2 nd Floor; Handicap Bathroom	12x12 Tan Floor Tile	N/A
		White and Colourless Mastic	N/A
13-1	2 nd Floor; Liquor Room; West Wall; >4'	Joint Compound	N/A
13-2	2 nd Floor; Seating Area; South Wall; <6"	Joint Compound	N/A
13-3	2 nd Floor; Stage; SE Corner; Bulkhead	Joint Compound	N/A
13-4	Men's Washroom; Behind Door; >4'	Joint Compound	N/A
13-5	2 nd Floor; Hallway Outside Elevator; <6"	Joint Compound	N/A
13-6	2 nd Floor; Kitchen; Corner Behind Door; <6"	Joint Compound	N/A
13-7	North Stairwell; Bottom of Stairs	Joint Compound	N/A

Note:

 Highlight indicates sample came back positive for asbestos content

N/A indicated that the sample was negative, so the information was not applicable

Blank sample number Indicates additional layering of above sample

4.2 Lead Based Materials

A total of four-teen (14) paint samples were collected for analysis from throughout the building. Results from the laboratory analysis show that four (4) of the samples returned with a concentration in excess of 0.009% (90 mg/kg) by weight. Meaning that the four (4) samples are to be considered lead containing as stated by Work Safe Alberta. Due to the toxicity of lead and the chance of lead release during renovations, Squareone Consulting suggests that all precautions be taken during any removal or renovations.



The following table is a representation of the sampling results. For lab results see the attached document in Appendix II.

Sample #	Location	Description	Concentration (% by weight)
L1	West Exterior Pipe	Yellow Paint	0.0284
L2	Cooling Platform; East of Building	Grey Paint	0.0016
L3	North Exterior Door	Lt. Brown Paint	0.001
L4	North Exterior Door	White Paint	0.0007
L5	Cinderblock Wall; Inside North Entrance	White Paint	0.0011
L6	North Entrance Wall	Tan Paint	<0.0005
L7	Curling Rink Wall	White Paint	0.0084
L8	Kitchen; West Wall	Beige Paint	0.0009
L9	Curling Rink Window Trim	Red Paint	0.0456
L10	Curling Rink Entrance Door	Drk. Tan Paint	0.0293
L11	Eating Area Wall	Blue Paint	0.0214
L12	Change Room #4 Wall	Black Paint	0.0023
L13	2 nd Floor Seating Area Wall	Lt. Grey Paint	<0.0005
L14	2 nd Floor Outside Bar Wall	Drk. Grey Paint	<0.0005

Notes:

 Highlight indicates sample came back higher than the 0.009%

All samples are represented in lead by weight %.

4.3 Mercury Containing Materials

During the building assessment mercury containing thermostats and lighting tubes were found.

- Ten (10) thermostats containing a mercury bulb was found in the mechanic's shop beside the doorway to the street sweeper garage.

<ul style="list-style-type: none"> ○ Office 2 ○ Referee Room ○ Men's Washroom ○ Women's Washroom 	<ul style="list-style-type: none"> ○ Change Room 5 ○ Bar ○ 2nd Floor Kitchen (2) ○ 2nd Floor Stage (2)
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- Approximately sixty-seven (67) fluorescent lighting tubes were counted throughout the building.



4.4 Polychlorinated Biphenyls (PCB's)

During the assessment, approximately thirty-five (35) fluorescent lighting fixtures were observed containing T-10 & T12 fluorescent tubes. All fixtures are to be assumed to have PCB containing ballasts until a certified electrician can check otherwise.

4.5 Radioactive Components

During the assessment no radioactive components were observed.

4.6 Ozone Depleting Substances

During the assessment eleven (13) products were observed to contain ozone depleting substances.

- Entrance to the curling rink – Air conditioner (1)
- North of the building – Air conditioners (2)
- Kitchen – Refrigerators (4), Freezers (3)
- Bar – Refrigerators (2)
- 2nd Floor Kitchen – Refrigerator (1)

4.7 Urea Formaldehyde

During the assessment no products are considered to contain urea formaldehyde.

4.8 Visible Mould and Water Damage

During the assessment visible water damage was observed and noted.

- Entrance to Curling rink – water leaking from A/C unit
- North Entrance beside kitchen – Door leaks and pipes leaking in ceiling
- Ammonia Plant – Water damage on walls and ceiling

4.9 Fecal or microbial

During the assessment no fecal contamination was observed.

5.0 Conclusions

Based on all observations, documentation and laboratory analysis, Squareone Consulting has collected enough information to make the following conclusions:

5.1 Asbestos Containing Materials

At this moment, there is no concern for asbestos containing building materials.

5.2 Lead Containing Materials

Below is a list of all paint samples that returned greater than 0.009%. If any of the materials below will be altered either during renovations or demolition, all precautions should be taken to limit the amount of lead release and to ensure air levels never exceed the Occupational Exposure Limit.

- Yellow Paint
- Red Paint
- Drk. Tan Paint
- Blue Paint



5.3 Mercury Containing Materials

If fluorescent lighting tubes and thermostats identified during the assessment are to be disposed, procedures in accordance to the Waste Control Regulations under the Alberta Environmental Protection and Enhancement Act must be used.

5.4 Polychlorinated Biphenyls (PCB's)

If PCB containing ballasts identified during the assessment are to be disposed, procedures in accordance to the Waste Control Regulations under the Alberta Environmental Protection and Enhancement Act must be used.

5.5 Radioactive Components

At this moment there is no concern for radioactive components.

5.6 Ozone Depleting Substances

If products identified as containing ozone depleting substances should be removed and disposed of, proper procedures should be put into place to ensure safe disposal. All procedures should be in accordance to the Waste Control Regulations under the Alberta Environmental Protection and Enhancement Act.

5.7 Urea Formaldehyde

At this moment there is no concern for urea formaldehyde.

5.8 Visible Mould and Water Damage

All areas where water damage was observed should be fixed. At this moment there is no concern for mould growth.

6.0 Closure

Squareone Consulting produced this assessment report for the sole purposes of Cypress County. All use of this report must be made with the acknowledgment of Cypress County. It is a statement that the presence of all hazardous materials as outlined in the report and as observed on the date this survey was conducted. The conclusions and recommendations contained in this assessment report are based upon professional opinion about the subject matter. These opinions are in accordance with accepted hygiene assessment standards and practices applicable to these locations and are subject to the following inherent limitations:

The data and findings in this assessment report are valid as of the date of the investigation. The passage of time, manifestation of latent conditions may warrant further exploration at the properties, analysis of data, and re-evaluation of the findings, observations, and conclusions expressed in this report.

The data reported and the findings, observations and conclusions expressed in this report are limited by the Scope of Work. The Scope of Work was defined by but not limited to: the requests of the client, the time and budgetary constraints, and availability of access to the site.

Because of the limitations stated above, the findings, observations and conclusions expressed by Squareone Consulting Ltd. in this report are not, and should not, be considered an opinion concerning compliance of any past or present owner or operator of the site with any federal, provincial or local laws or regulations.



No warranty or guarantee, whether expressed or implied, is made with respect to the data or the report findings, observations, and conclusions, which are based solely upon site conditions in existence at the time of investigation.

If you have any questions, comments, or are in need of further assistance please contact me directly.

Sincerely,

A handwritten signature in blue ink, appearing to read "M. Anderson", with a long horizontal stroke extending to the right.

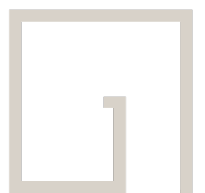
Mike Anderson
President & CEO
Squareone Consulting Ltd.

Appendices:

Appendix I	Positive Sample Photographs
Appendix II	Laboratory Results
Appendix III	Sample/Analysis Floor Plan



Appendix I



1	Main Area	Black Matt
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2	Managers Office	12x12 Beige Floor Tile
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3	Kitchen	12x12 Grey Floor Tile
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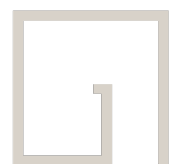
4	North Stairwell	12x12 Black Floor Tile
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5	Seating Area	12x12 Tan Floor Tile
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6	Hallway	Black Matt
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7	Locker Room 1	12x24 Black Matt
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8-1	Eating Area; Pillar; <6"	Joint Compound
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8-2	Kitchen; South Wall; < Baseboard	Joint Compound
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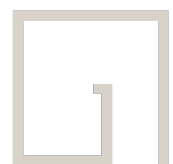
8-3	West Entrance; North Wall; <6"	Joint Compound
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8-4	Hallway; South Wall; <Ceiling	Joint Compound
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8-5	South Entrance; South Wall; <4'	Joint Compound
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8-6	Storage Room; SE Corner; <4'	Joint Compound
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8-7	Pillar; Outside ladies Curling Change Room	Joint Compound
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9	Eating Area	Drop Ceiling Tile
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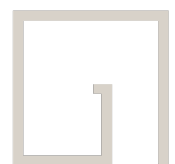
10	2nd Floor; Liquor Room	12x12 Blue Floor Tile
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11	2nd Floor; Storage Room	Brown Vinyl Sheet Flooring
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12	2nd Floor; Handicap Bathroom	12x12 Tan Floor Tile
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13-1	2nd Floor; Liquor Room; West Wall; >4'	Joint Compound
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13-2	Seating Area; South Wall; <6"	Joint Compound
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13-3	Stage; SE Corner; Bulkhead	Joint Compound
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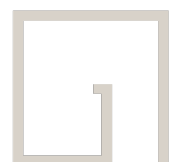
13-4	Men's Washroom; Behind Door; >4'	Joint Compound
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13-5	Hallway Outside Elevator; <6"	Joint Compound
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13-6	North Bar; Corner Behind Door; <6"	Joint Compound
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13-7	North Stairwell; Bottom of Stairs	Joint Compound
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L1	West Exterior Pipe	Yellow Paint
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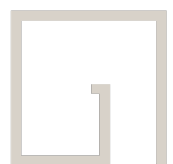
L2	Cooling Platform; East of Building	Grey Paint
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L3	North Exterior Door	Lt. Brown Paint
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L4	North Exterior Door	White Paint
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L5	Cinderblock Wall; Inside North Entrance	White Paint
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L6	North Entrance Wall	Tan Paint
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L7	Curling Rink Wall	White Paint
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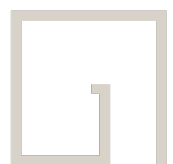
L8	Kitchen; West Wall	Beige Paint
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L9	Curling Rink Window Trim	Red Paint
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L10	Curling Rink Entrance Door	Drk. Tan Paint
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L11	Eating Area Wall	Blue Paint
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L12	Change Room 4 Wall	Black Paint
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L13	2 nd Floor Seating Area Wall	Lt. Grey Paint
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L14	2 nd Floor Outside Bar Wall	Drk. Grey Paint
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Mercury	Thermostat
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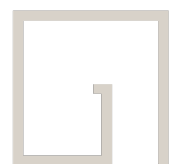
Water Damage	Entrance to Curling Rink
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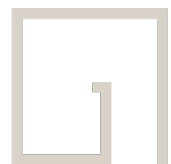
Water Damage	North Entrance
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Water Damage	Ammonia Plant
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Appendix II



Laboratory Analysis Report

To:

Mike Anderson
Squareone Consulting Ltd
629 UPP 3rd St SE
Medicine Hat, Alberta
T1A 0H4

EMC LAB REPORT NUMBER: A122526

Job/Project Name:

Analysis Method: Polarized Light Microscopy – EPA 600

Date Received: Jul 15/25

Date Analyzed: Jul 22/25

Analysts: Elizabeth Mierzynski and Fabio Anunciacao

Reviewed By: Jayoda Perera

Job No: SQ1MH25201

Number of Samples: 25

Date Reported: Jul 22/25

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
1	A122526-1	Main area/ black matt	2 Phases: a) Black, cementitious material with fibers b) Brown and black, rubbery material	ND		10	90
2	A122526-2	Managers office/ 12x12 beige floor tile	2 Phases: a) Off white, vinyl floor tile b) Black and yellow, mastic	ND		2	100
3	A122526-3	Kitchen/ 12x12 grey floor tile	Grey, vinyl floor tile	ND			100
4	A122526-4 ⁵	North stairwell/ 12x12 black floor tile	2 Phases: a) Black, vinyl floor tile b) Yellow, mastic	ND			100
5	A122526-5	Seating area/ 12x12 tan floor tile	2 Phases: a) Off white, vinyl floor tile b) Black, mastic	ND		2	100
6	A122526-6	Hallway/ black matt	Black, rubbery material	ND			100
7	A122526-7	Locker room 1/ 12x24 black matt	Black, tar	ND		3	97
8-1	A122526-8	Eating area; pillar; <6"/ joint compound	White, joint compound	ND			100
8-2	A122526-9	Kitchen; south wall; <baseboard/ joint compound	White, joint compound	ND			100
8-3	A122526-10	West entrance; north wall; <6"/ joint compound	White, joint compound	ND			100

EMC LAB REPORT NUMBER: A122526

Client's Job/Project Name/No.: SQ1MH25201

Analysts: Elizabeth Mierzynski / Fabio Anunciacao

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
8-4	A122526-11	Hallway; south wall; <ceiling/ joint compound	White, joint compound	ND			100
8-5	A122526-12	South entrance; south wall; <4'/ joint compound	White, joint compound	ND			100
8-6	A122526-13	Storage room; SE corner; <4'/ joint compound	White, joint compound	ND			100
8-7	A122526-14	Pillar; outside ladies curling change room/ joint compound	White, joint compound	ND			100
9	A122526-15	Eating area/ drop ceiling tile	Grey, ceiling tile	ND		75	25
10	A122526-16	2 nd floor; liquor room/ 12x12 blue floor tile	2 Phases: a) Blue, vinyl floor tile b) Black, mastic	ND ND			100 100
11	A122526-17	2 nd floor; storage room/ brown vinyl sheet flooring	Off white, vinyl sheet backing	ND		60	40
12	A122526-18	2 nd floor; handicap bathroom/ 12x12 tan floor tile	2 Phases: a) Off white, vinyl floor tile b) White and colourless, mastic	ND ND			100 100
13-1	A122526-19	2nd floor; liquor room; west wall; >4'/ joint compound	White, joint compound	ND			100
13-2	A122526-20	Seating area; south wall; <6"/ joint compound	White, joint compound	ND			100
13-3	A122526-21	Stage; SE corner; bulkhead/ joint compound	White, joint compound	ND			100
13-4	A122526-22	Men's washroom; behind door; >4'/ joint compound	White, joint compound	ND			100

EMC LAB REPORT NUMBER: A122526

Client's Job/Project Name/No.: SQ1MH25201

Analysts: Elizabeth Mierzynski / Fabio Anunciacao

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
13-5	A122526-23	Hallway outside elevator; <6"/ joint compound	White, joint compound	ND			100
13-6	A122526-24	North bar; corner behind door; <6"/ joint compound	White, joint compound	ND			100
13-7	A122526-25	North stairwell; bottom of stairs/ joint compound	White, joint compound	ND			100

Note:

1. Bulk samples are analyzed using Polarized Light Microscopy (PLM) and dispersion staining techniques. The analytical procedures are in accordance with EPA 600/R-93/116 method.
2. The results are only related to the samples analyzed. **ND** = None Detected (no asbestos fibres were observed), **NA** = Not Analyzed (analysis stopped due to a previous positive result).
3. This report may not be reproduced, except in full without the written approval of EMC Scientific Inc. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. Government.
4. The limit of quantification (LOQ) is 1%.
5. Phase b) is small in size.

C.O.C.: -

REPORT No: 25-022685 - Rev. 0

Report To:

EMC Scientific Inc.
5800 Ambler Dr. #100
Mississauga, ON L4W 4J4

CADUCEON Environmental Laboratories

2378 Holly Lane
Ottawa, ON K1V 7P1

Attention: Alister Haddad

DATE RECEIVED: 2025-Jul-30
DATE REPORTED: 2025-Aug-08
SAMPLE MATRIX: Paint Chips

CUSTOMER PROJECT: SQ1MH25201
P.O. NUMBER:

Analyses	Qty	Site Analyzed	Authorized	Date Analyzed	Lab Method	Reference Method
ICP/OES (Solid)	14	OTTAWA	GFENTON	2025-Aug-07	D-ICP-02	EPA 6010

R.L. = Reporting Limit

NC = Not Calculated

Test methods may be modified from specified reference method unless indicated by an *

Client I.D.	Sample I.D.	Date Collected	Parameter
			Lead
			Units
			R.L.
			%
			0.0005
			-
L1 Yellow paint / west exterior pipe	25-022685-1	2025-Jul-28	0.0284
L2 Grey paint / cooling platform; east of building	25-022685-2	2025-Jul-28	0.0016
L3 Lt. brown paint / north exterior door	25-022685-3	2025-Jul-28	0.0010
L4 White paint / north exterior door	25-022685-4	2025-Jul-28	0.0007
L5 White paint / cinderblock wall; inside north entrance	25-022685-5	2025-Jul-28	0.0011
L6 Tan paint / north entrance wall	25-022685-6	2025-Jul-28	<0.0005
L7 White paint / curling rink wall	25-022685-7	2025-Jul-28	0.0084
L8 Beige paint / kitchen; west wall	25-022685-8	2025-Jul-28	0.0009
L9 Red paint / curling rink window trim	25-022685-9	2025-Jul-28	0.0456
L10 Dark tan paint / curling rink entrance door	25-022685-10	2025-Jul-28	0.0293
L11 Blue paint / eating area wall	25-022685-11	2025-Jul-28	0.0214



Michelle Dubien
Data Specialist

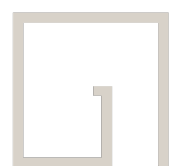
The analytical results reported herein refer to the samples as received and relate only to the items tested. Reproduction of this analytical report in full or in part is prohibited without prior consent from Caduceon Environmental Laboratories.

			Parameter
			Lead
			Units
			R.L.
			0.0005
Client I.D.	Sample I.D.	Date Collected	-
L12 Black paint / change room 4 wall	25-022685-12	2025-Jul-28	0.0023
L13 Lt grey paint / 2nd floor seating area wall	25-022685-13	2025-Jul-28	<0.0005
L14 Drk grey paint / 2nd floor outside bar wall	25-022685-14	2025-Jul-28	<0.0005



Michelle Dubien
Data Specialist

Appendix III



Irvine Sports Complex

CREATED ON
2025-07-10

LOCATION
209 Francis Street
T0J 1V0 Irvine
Alberta
CA

DETAILS
Floors: 6
Rooms: 45

LEGEND

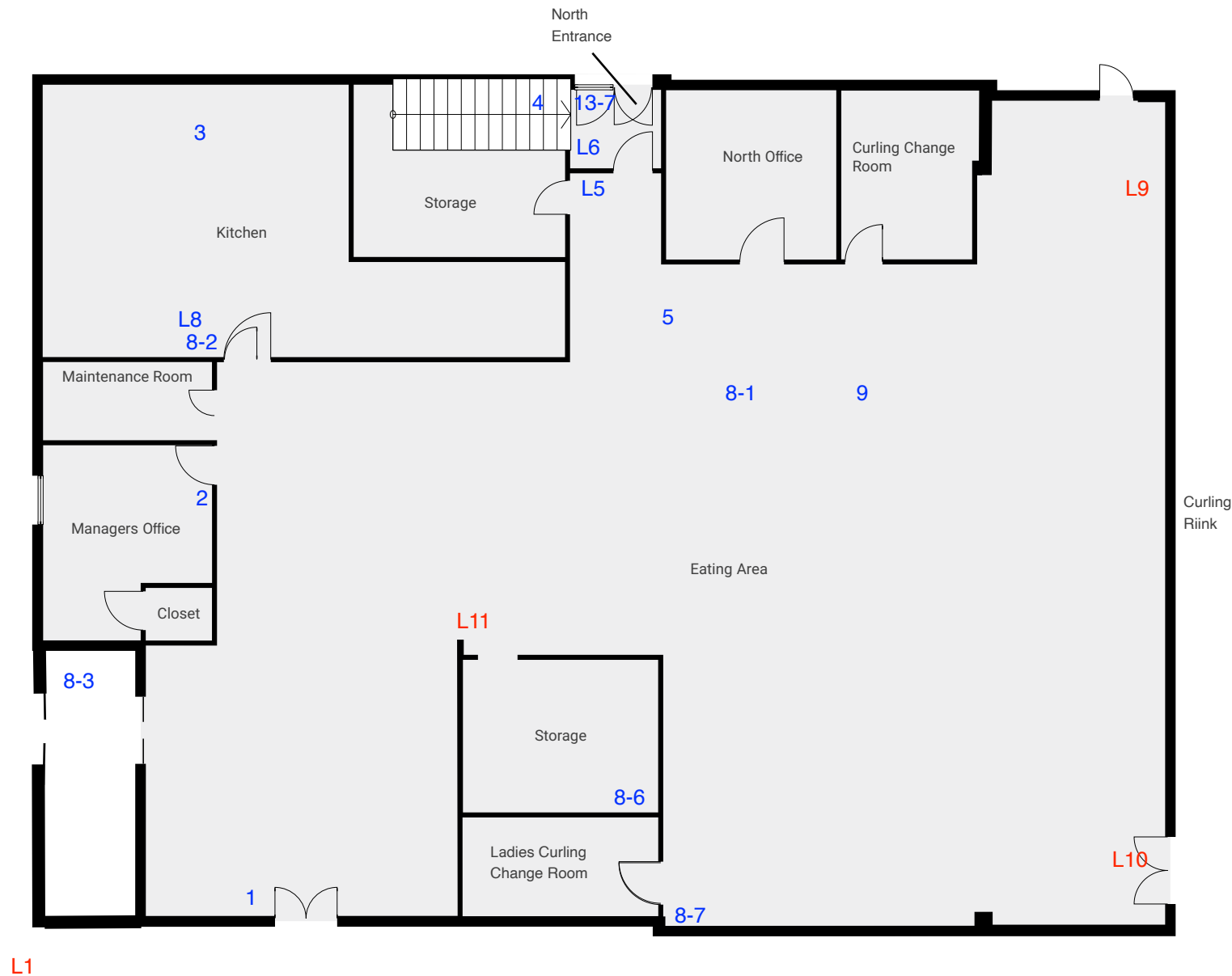
- #-# Negative Asbestos
- L# Negative Lead
- L# Positive Lead

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SQUAREONE CONSULTING LTD DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

0' 4' 8' 12' 16'
1:146

▼ Ground Floor

ROOMS: 11



Irvine Sports Complex

CREATED ON
2025-07-10

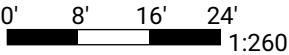
LOCATION
209 Francis Street
T0J 1V0 Irvine
Alberta
CA

DETAILS
Floors: 6
Rooms: 45

LEGEND

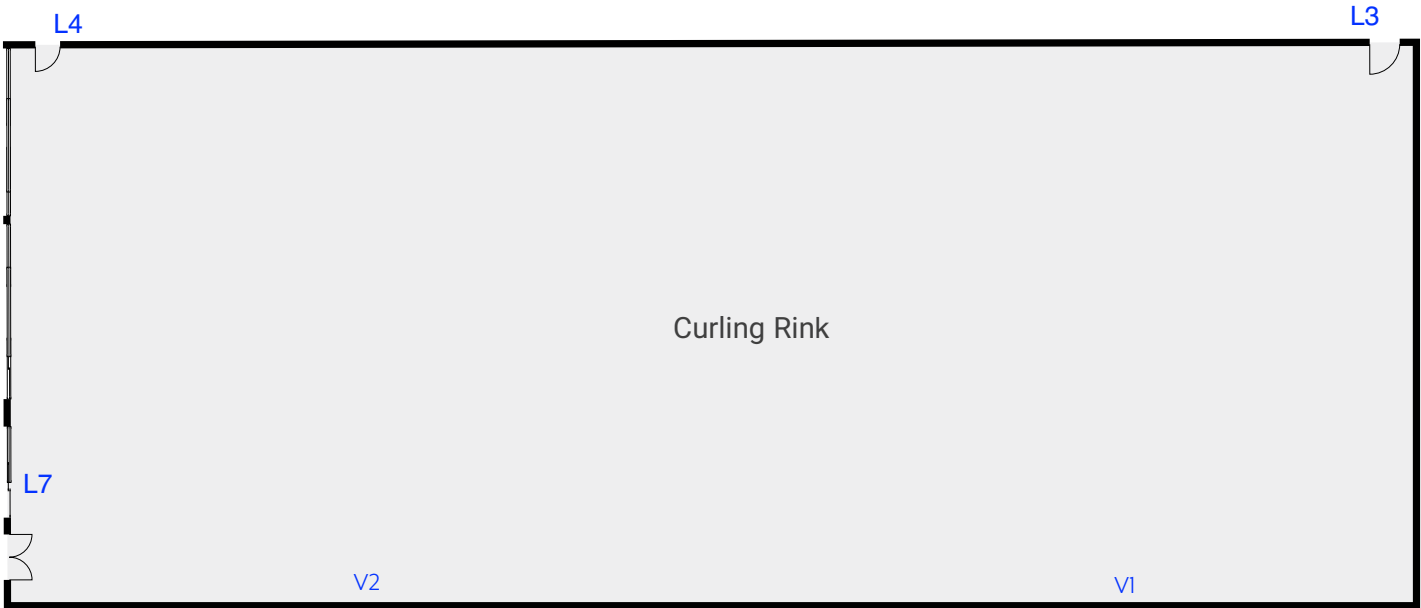
- ## Negative Asbestos
- L# Negative Lead
- L# Positive Lead

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▼ Curling Rink

ROOMS: 1



Irvine Sports Complex

CREATED ON
2025-07-10

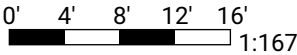
LOCATION
209 Francis Street
T0J 1V0 Irvine
Alberta
CA

DETAILS
Floors: 6
Rooms: 45

LEGEND

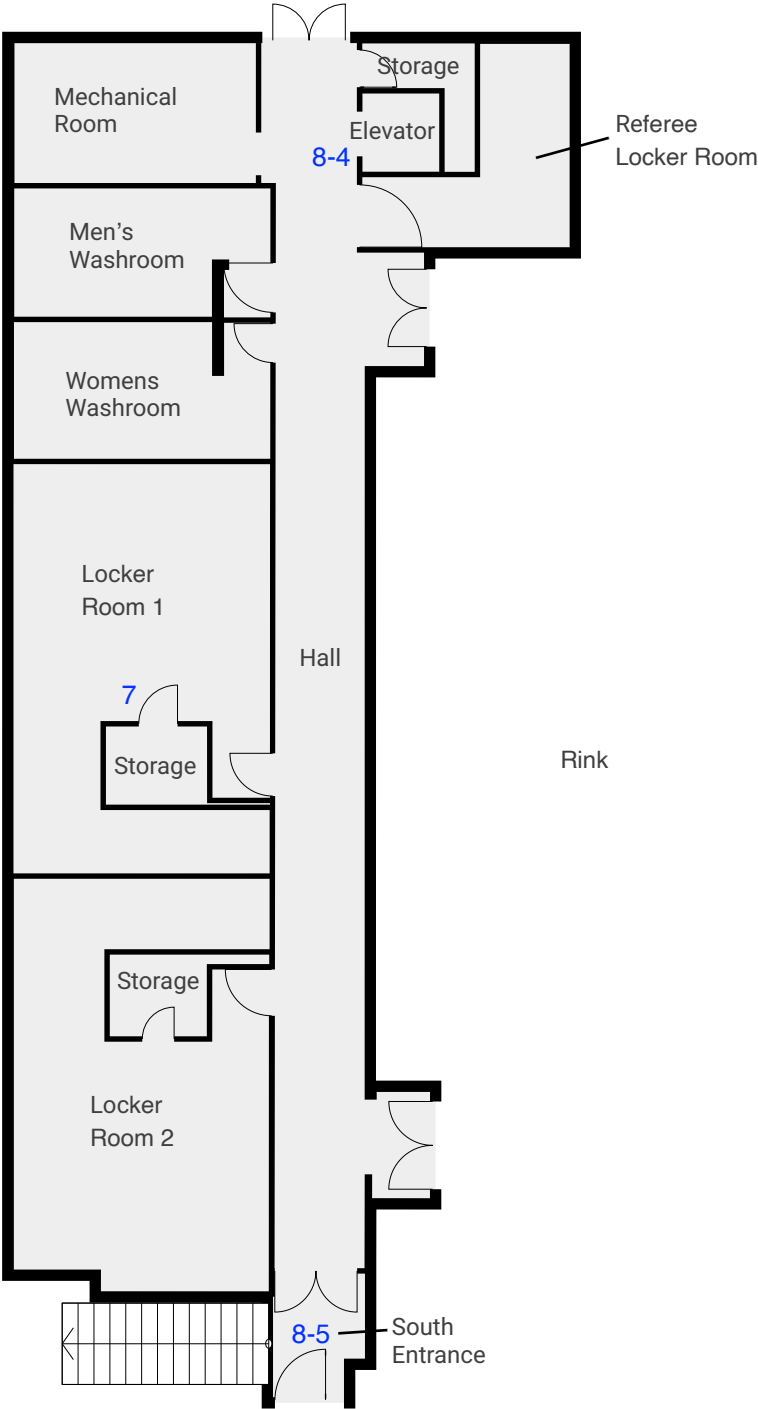
- #-# Negative Asbestos
- L# Negative Lead
- L# Positive Lead

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▼ Hall & Dressing Rooms

ROOMS: 12



Irvine Sports Complex

CREATED ON
2025-07-10

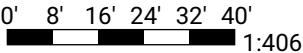
LOCATION
209 Francis Street
T0J 1V0 Irvine
Alberta
CA

DETAILS
Floors: 6
Rooms: 45

LEGEND

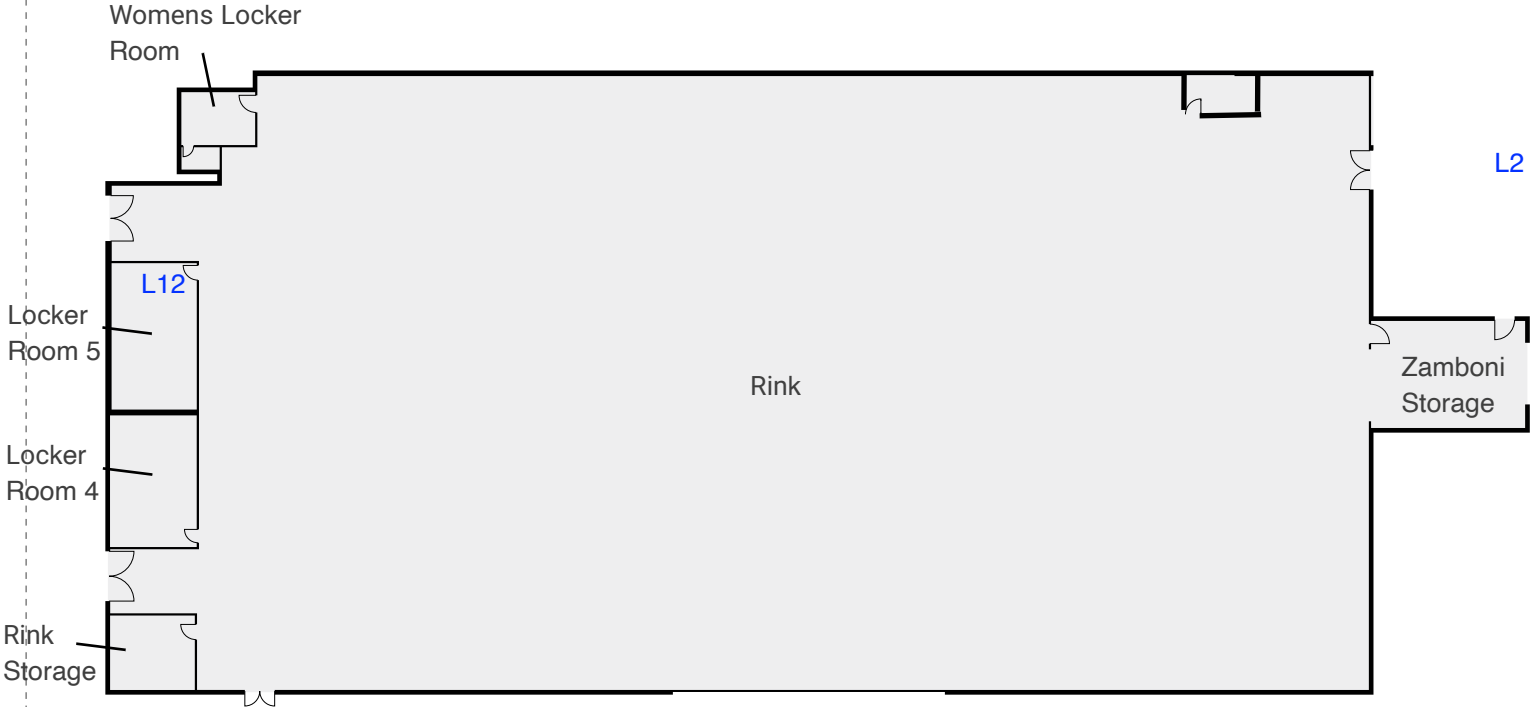
- #-# Negative Asbestos
- L# Negative Lead
- L# Positive Lead

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▼ Rink

ROOMS: 9



Irvine Sports Complex

CREATED ON
2025-07-10

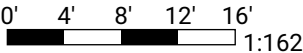
LOCATION
209 Francis Street
T0J 1V0 Irvine
Alberta
CA

DETAILS
Floors: 6
Rooms: 45

LEGEND

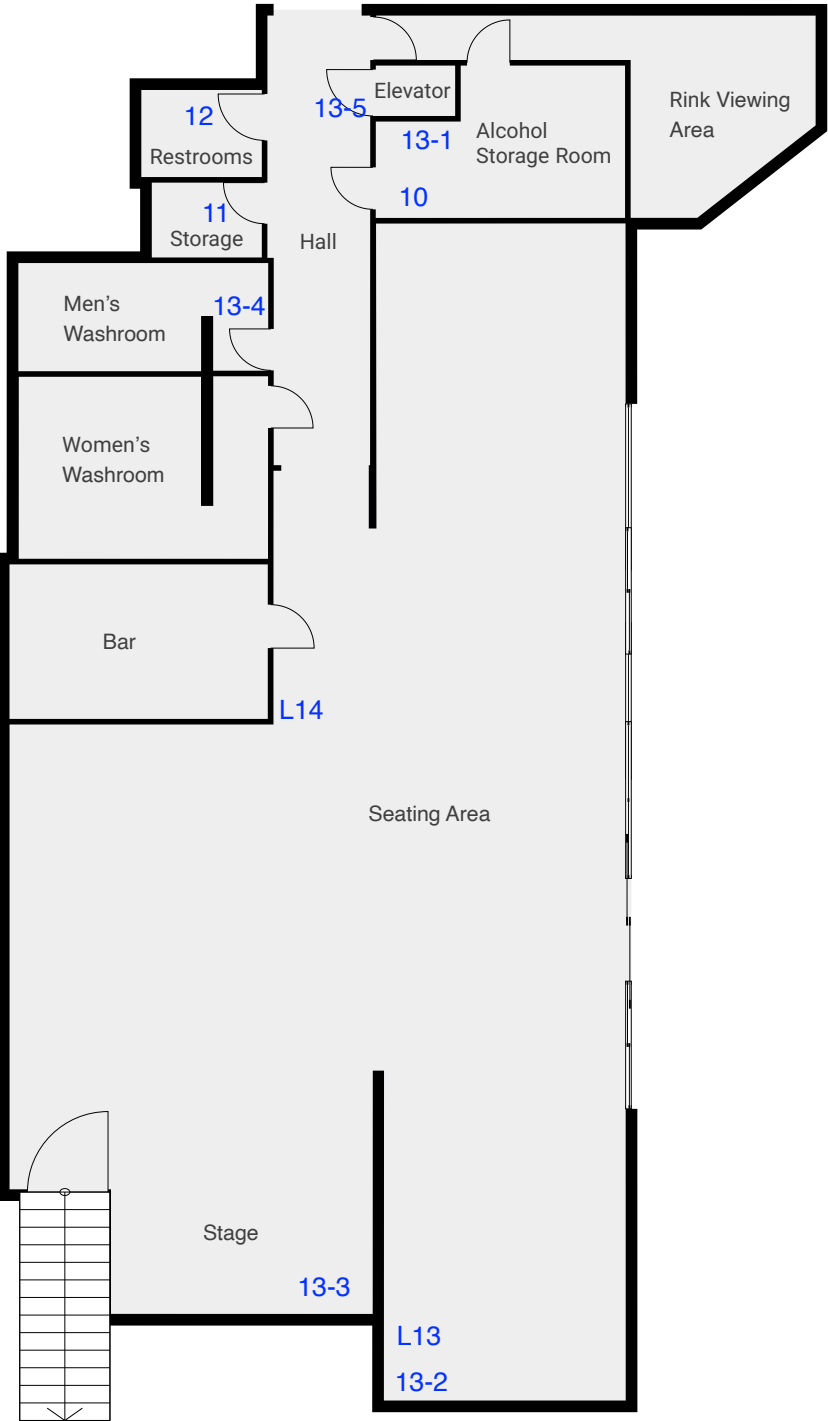
- #-# Negative Asbestos
- L# Negative Lead
- L# Positive Lead

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▼ Rink Viewing Area

ROOMS: 10



Irvine Sports Complex

CREATED ON
2025-07-10

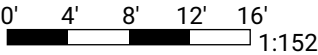
LOCATION
209 Francis Street
T0J 1V0 Irvine
Alberta
CA

DETAILS
Floors: 6
Rooms: 45

LEGEND

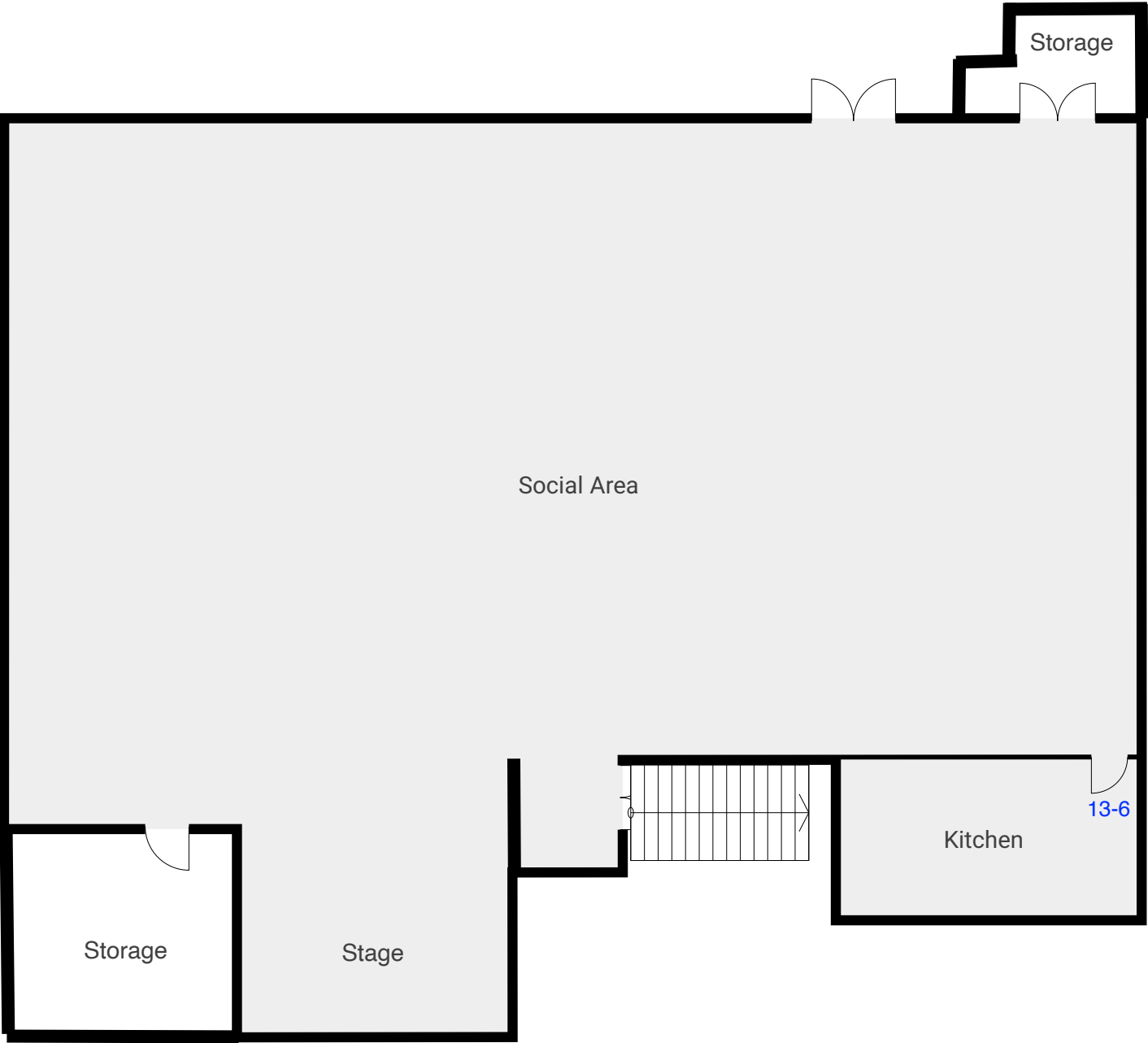
- #-# Negative Asbestos
- L# Negative Lead
- L# Positive Lead

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▼ Curling Rink Viewing Area

ROOMS: 2





November 27, 2025

ADDENDUM NO. 1

REQUEST FOR PROPOSAL IRVINE SPORTSPLEX ARENA UPGRADES - HAMLET OF IRVINE CONSULTING ENGINEERING SERVICES

A. "Closing Time "2:00 pm December 2, 2025, is changed to 2:00 pm December 9, 2025.

Questions and Clarifications:

1. For out of province bidders will you accept a copy of Corporate Safety Commitments instead of COR?
Answer: A valid SECOR will be the approved alternative only.
2. Do you anticipate needing or want to replace the floor in both the curling rink and the arena or just the arena?
Answer: Hockey rink floor area only.
3. Do you require the curling rink to be concrete for dry summer events or will that be sand floor?
Answer: There will be no work completed in the curling rink area, other than connection to the new plant.
4. The RFP indicates underfloor heating for the arena and no mention of the curling floor.
Answer: Only the hockey rink slab.
5. Due to as yet unknown electrical loads and existing distribution and electrical gear sizing, will the County entertain a design build approach to ELECTRICAL design during the bid and construction period as it is indeterminable to ascertain loads and requirements now and RFP close time for needs of new equipment loads and the condition of the existing electrical system and distribution?
Answer: Yes, for the ice plant design a performance specification.
6. Do you note any heaving of the floors due to freeze/thaw cycles and have you noted cracking the concrete cooling floor(s)?
Answer: Presently cracks exist in the rink slab, heaving cannot be verified at this point.
7. The RFP mentioned removal of the header supply and return trench. Do you mean supply and return header piping or the elimination of both trenches (proper) with buried headers within the new concrete floor system(s)?
Answer: Removal of both trenches and install a new buried system.

8. Will site surveying or a site plan be provided by the County to include utility locates and sizes?

Answer: No, the consultant will be required to create the base plan, etc., for the proposed works.

Initial_____



CYPRESS COUNTY

816 — 2nd Avenue, Dunmore, Alberta T1B 0K3

Phone: (403) 526-2888

Fax: (403) 526-8958

www.cypress.ab.ca

November 18, 2025

REQUEST FOR PROPOSAL

IRVINE SPORTSPLEX ARENA UPGRADES – CONSULTING ENGINEERING SERVICES

This Request for Proposal (RFP) is an invitation by Cypress County (The County) to prospective proponents to submit proposals for the provision of engineering services to complete a design, tender, construction supervision for the upgrades to the Irvine Sportsplex. The County is seeking a design consultant for the renovation and upgrades of the Irvine Sportsplex Arena to improve functionality, accessibility, and operational efficiency. The upgrades will include a new refrigerated concrete slab, replacement of dasher boards, replacement of the ice plant with a modern, efficient, and environmentally responsible skid-mounted ice plant, and addition of spectator seating with wheelchair seating. Cypress County seeks to engage a multidisciplinary design consultant to deliver professional services for the project. The consultant will provide site investigation, detailed design (structural, mechanical, electrical, geotechnical, and civil), prepare contract documents, and support during the tender phase including evaluation and recommendation for contractor selection.

Proposals will be accepted until 2:00 p.m., December 2, 2025.

The Request for Proposal is available on Alberta Purchasing Connection via the following link:

[AB-2025-07157 - Posting - Purchasing Connection](#)