Report for:

VILLAGE OF CREMONA

OLD UNITED CHURCH - BUILDING CONDITION ASSESSMENT

Prepared By:

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Village of Cremona
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May 8, 2026
File: N:\2490-019-01\L01-1.0

Attention: Karen O'Connor
Chief Administrative Officer

Dear Ms. O'Connor

Re: Old United Church - Building Condition Assessment

We are pleased to submit a report for the above referenced Building Condition Assessment. We thank you for the opportunity to be of service and to have prepared this report on your behalf. MPE can offer Structural, Mechanical, Electrical and Civil engineering services if the Village would like to proceed with the repairs and recommendations made within this report.

Should you have any questions or require additional information, please contact the undersigned.

Yours truly,

MPE a division of Englobe

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MHD:DB

CORPORATE AUTHORIZATION

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Any use that a third party makes of this report, or reliance on or decisions made based upon it is the responsibility of the third party. MPE a division of Englobe accepts no responsibility for damages, if any, suffered by a third party as a result of decisions made or actions taken based upon this report.

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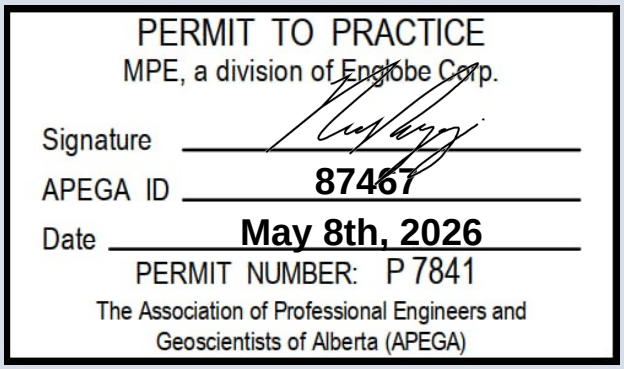

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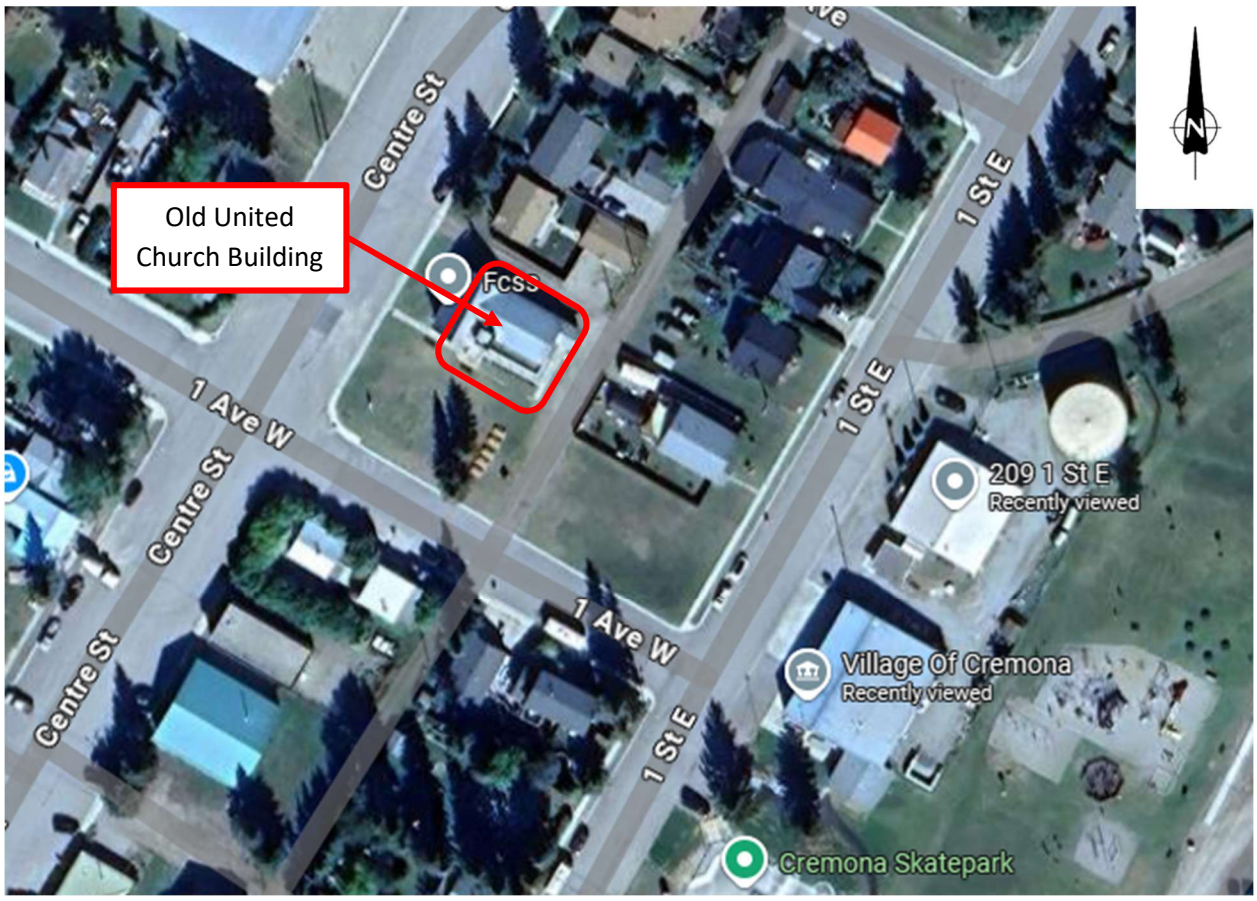
APPENDIX A : FACILITY EVALUATION FORMS

1 INTRODUCTION

The Village of Cremona (Village) has retained MPE a division of Englobe (MPE) to conduct a Building Condition Assessment of the Village of Cremona Old United Church Building located at 106 1 Avenue East, Cremona, Alberta. The purpose of the following assessment is to provide an overview of the observable general condition of the building and to identify representative deficiencies, along with recommendations for repair and maintenance, to aid the Village in asset maintenance planning



1.1 LIMITATION OF ASSESSMENT

No record drawings were available for review. This assessment is limited to a visual review of the exposed interior and exterior building components. Below grade or concealed structural, mechanical, or electrical components were not assessed. Exterior soil properties, foundations and water tables were also not assessed.

The review of the building envelope is based on the observed visual condition at the time of inspection only. Its performance as it relates to the current edition of the National Energy Code of Canada for Buildings was not evaluated as part of this assessment.

Please note the recommendations in this report are based on our professional experience and judgement. The costs presented herein are established with broad unit rates that are subject to change as a result of inflation, contractor discretion, tariffs, and price/availability of materials at the time of repair.

1.2 SITE INVESTIGATION

MPE performed site investigations on April 7th and 8th, 2026, which were conducted by MPE personnel Ian Cabales (Electrical), Dallin Bullock (Mechanical) and Marshall Dushinski (Site/Structural/Envelope). Various Village of Cremona employees were also present while the investigations were taking place.

2 BUILDING CONDITION ASSESSMENT

2.1 EXISTING CONSTRUCTION

The original construction date of the Old United Church Building is unknown, and many components of the construction composition can only be predicted based on-site observations and similar construction. The superstructure is wood framed, and it is assumed that the roof is composed of pre-engineered wood trusses. The building likely sits on a shallow reinforced concrete foundation composed of perimeter strip and pad footings. The original date of construction is unknown; however, based on current condition and construction composition, it is probable that the building was built circa 1960.

2.1.1 Roof

The existing roof appears to be a hip and valley design covered by a corrugated steel cladding. The roof trusses were concealed but would appear to be wood scissor or cambered trusses based on the vaulted ceilings and the wood framed construction wall and floor construction. The slope of the roof appears to be a 1:1 (vertical:horizontal) slope over the chapel and a 3:4 slope over the rest of the building. The ceiling is finished with drywall throughout most of the building which reduced MPE's ability to visibly assess the roof structure.

Figure 1: Corrugated Steel Roof Decking

2.1.2 Walls

The walls of the building are wood framed with a stucco exterior finish and various interior wall finishes. The interior wall finishes include drywall and faux wood paneling.

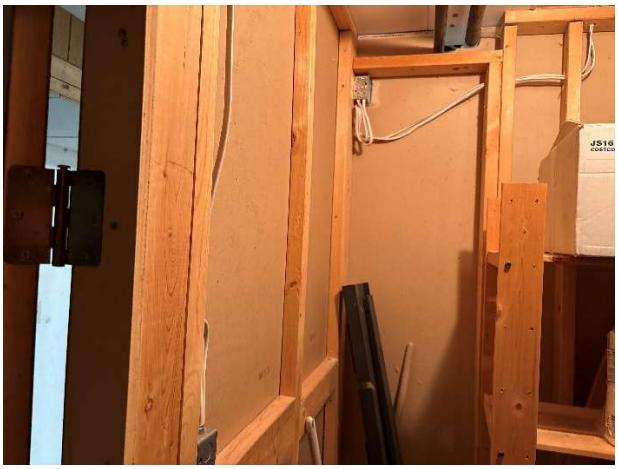


Figure 2: Wood Framed Wall

2.1.3 Floors

The main floor of the building is wood framed with solid sawn lumber joists complete with various interior finishes. The interior main floor finishes include carpet, laminate tiles, and linoleum faux wood. The basement floor is a slab on grade complete with various interior finishes. The interior basement floor slab finishes include carpet, laminate tiles, and slab epoxy paint finish.

Figure 3: Main Floor Joists

Figure 4: Basement Floor Slab

2.1.4 Foundation

The building foundation wall is reinforced concrete with wood framing cast into the wall. The foundation walls and interior load bearing walls are suspected to be supported by reinforced concrete strip footings.

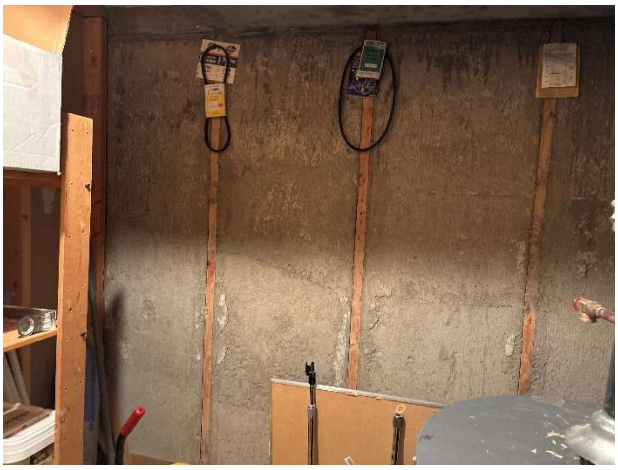


Figure 5: Wood Framing in Concrete Foundation Wall

2.2 Site Overview

2.2.1 Condition

The site around the four sides of the building is grass. On the north and east sides of the building, there is a gravel road about 3m (9.8') away from the building walls. General grading to the east and south of the building is sloped away from the building foundation. The grading to the north and west of the building is relatively flat. Various concrete walkways are located around the building site. The walkways are generally in fair condition with some minor cracking. The front stair concrete on the south side of the building is in poor condition with surface cracking and popouts along with visible cracking on the side of the concrete

stairs. If left in their current state, ongoing moisture infiltration and freeze-thaw exposure may contribute to continued deterioration of the stair and walkways.

Figure 6: Southeast Corner of Site

Figure 7: Concrete Stairs Deterioration

2.2.2 Drainage

Around the building, eavestroughs are generally in fair condition. Eavestroughs have been installed at all applicable roof edges except for at the east end of the north building wall on the lower-level roof. Without an eavestrough at this location, water runoff from the roof is guided to the building foundation, rather than being direct away from it. The downspout and downspout extension at the southwest corner of the building is missing. The downspout extension at the northwest corner of the building is missing. The downspout extension along the north side of the building is missing. These missing downspouts and downspout extensions negate the role of the eavestrough by still allowing roof runoff to pool against the building foundation.

Figure 8: Missing Eavestrough

Figure 9: Missing Downspout and Downspout Extensions

2.3 ENVELOPE

The corrugated steel roof cladding is generally in fair to poor condition. In some instances where cladding intersects a protruding wall, decking is bent up the wall face rather than a proper flashing installation

being completed. This condition may create openings in the roofing system, which can allow moisture intrusion and contribute to building envelope deterioration. These openings can also serve as pest intrusion points which can cause further building damage and pose safety concerns to occupants. Overall, the roof cladding surface appears to be worn and likely nearing the end of its service life. The wall stucco is generally in fair to poor condition with minor staining. There were several cracks identified in the stucco which appear to be related to foundation movement due to settlement or serviceability cracking around openings. A larger crack is located adjacent to the east stairway building portion. It is probable that this section has a foundation which acts independently to the main building structure and the stucco cracking is potentially a result of differential settlement between the foundations. The parging around the foundation wall is in poor condition with substantial deterioration at building corners. These instances of building envelope deterioration throughout the exterior wall finishes can result in moisture intrusion which accelerates deterioration due to envelope saturation and freeze-thaw crack expansion. There are no soffit panels on the roof overhangs which exposes the wood framing beneath. The wood framing appears to be painted for exterior exposure.

Figure 10: Roof Decking Deficiency

Figure 11: Stucco Cracking at East Stairway Building

Figure 12: Parging Deterioration

Figure 13: No Soffit Exposing Wires

The exterior doors, door frames, and weather stripping are in fair to poor condition. There is some paint deterioration on the door surfaces and on the door frames. The handle on the southeast man door has some rust staining. Weather stripping throughout the exterior doors is worn out as some daylight can be seen around the door perimeters from the building interior. The windows and window frames appear to be worn out and due for replacement from both the interior and exterior of the building. The glass is faded and the frame paint is fading. A south face basement window is installed without proper flashing, exposing the spray foam insulation beneath. This can result in moisture penetrating the building envelope and causing moisture related damage like rotting and insulation saturation. These window and door concerns result in poor building energy performance.

Figure 14: Worn Out Exterior Door

Figure 15: Worn Out Window

Figure 16: Exposed Spray Foam Insulation Around Window

The ceiling finishes on the interior of the building are generally in poor condition. Numerous suspended drywall ceiling tiles on the main and basement level are moisture stained, warped, or have paint flaking. The basement level moisture stained is suspected to be related to a mechanical issue which has since been addressed. The main floor ceiling moisture staining is likely the result of roof cladding condition being poor as there are openings in decking material and fastener gasket deterioration allowing for moisture infiltration. The drywall ceiling in the main chapel room is in fair condition with some drywall tape warping but no visible cracking or staining. Interior molding finishes are in fair to poor condition. On the main floor, some baseboards are damaged or missing entirely and, in the basement, some ceiling trip boards are disconnected from the walls.

Figure 17: Stained Ceiling Tile

Figure 18: Damaged Baseboard

Figure 19: Disconnected Ceiling Trim

The wall drywall has numerous scuffs and abrasions throughout the building. The wall paneling is faded and moisture stained in many instances. Overall, the interior wall finishes are in fair to poor condition. The carpet on the main floor of the building is generally in fair condition with minor staining and no visible signs of fraying. The newly installed linoleum faux hardwood flooring in various main floor rooms is in good condition. The laminate tile flooring in the main floor kitchen is in poor condition with substantial staining and some penetrations. In the basement, carpet is installed directly on top of the slab-on-grade in many rooms. This is poor practice as any moisture that leaks through slab cracks will be trapped in the carpet, rather than handled by a sub flooring material. As a result, the basement carpets are in poor condition with staining and fraying across large portions of the surface. These issues can result in building odour and mold.

Figure 20: Damaged Wall Drywall

Figure 21: Worn Out Wall Paneling

Figure 22: Damaged Laminate Tile Flooring

Figure 23: Stained Carpet

The epoxy paint finish in the basement is in fair to poor condition with some abrasions across the surface and peeling as a result of slab cracking. This slab epoxy paint finish deterioration can lead to reduced traction and concrete surface exposure.

Figure 24: Slab Epoxy Finish Deterioration

2.4 STRUCTURAL

The ramp access structure at the south side of the building is wood framed with solid sawn lumber posts supported on concrete piles. Many posts are offset from the piles by as much as half of the post width or 70mm (2.8”) limiting the bearing area to less than half of the probable design intention and creating eccentricity in the system. There also does not appear to be a fastening system between the posts and piles. These two issues combined raise concern regarding the structural performance and long-term durability of the ramp system, based on visual observation only.

Figure 25: Ramp Post Eccentricity

At the south main entrance reinforced concrete stairway, there appears to have been a stair addition which lengthened the stairs poured over top of the existing stairs. The new overpoured stairs are in fair condition aside from the surface deterioration mentioned as a site concern previously. The original supporting stair structure has some vertical cracking and popouts visible from the side of the structure. These cracks and popouts do not appear, based on visual observation, to presently compromise the stairway's load-carrying capacity; however, if left in their current state, these conditions may contribute to accelerated concrete deterioration due to moisture intrusion and freeze-thaw exposure.

Figure 26: Front Stairway Concrete Deterioration

The basement slab on grade is in fair to poor condition with settlement related cracking identified around the slab surface. The cracks are less than 5mm (0.19") in thickness and do not appear to extend through the entire slab cross section. With these observed conditions, the slab cracking does not appear, based on visual observation, to indicate a structural performance concern at this time.

Figure 27: Basement Slab Cracking

At the east stairway building portion, the vertical cracking observed in the stucco appears to continue through the parging. It is possible that the foundation wall may be cracked at this location; however, the condition of the foundation wall could not be directly verified due to concealment. The observed cracking may be associated with differential movement between the main building and the stairway structure, based on visual interpretation only.

The eavestrough missing on this portion of the building may potentially be causing over settlement due to soil instability. It is not likely this becomes a structural integrity concern if the missing eavestrough is addressed.

Figure 28: Parging Crack at East Stairway Building Portion

The basement foundation wall was constructed using dated concrete mix requirements which utilized large aggregates (as much as 150mm (6”) in diameter). As a result, the concrete is crumbling in some instances throughout the basement. Much of the foundation wall is concealed by interior wall finishes; however, in some rooms this crumbling can be observed. This wall appears to be robust enough that some

crumbling will not likely impact structural integrity; however, if deterioration were to continue unchecked, the effective capacity of the foundation wall may be reduced over time

Figure 29: Foundation Wall Crumbling

In the west room of the basement, concrete deterioration was identified at the stepped-up slab. It is Probable that this deterioration is related to improper joint design between the raised slab and the remaining basement slab along with lack of exposed edge protection. It does not appear to be a structural integrity concern as a slab-on-grade in its current condition; however, monitoring is recommended as potential deterioration will continue if left in it's current state.

Figure 30: Basement Step Concrete Deterioration

2.5 MECHANICAL

2.5.1 Plumbing

2.5.1.1 DOMESTIC

The building is serviced by a 25 mm (1") PVC domestic water service, which rises into a service space in the basement from below grade. The building was constructed around 1937. However, the age of the

water service cannot be assumed to match the building's construction, as PVC water services were not introduced until the 1980s. While the visible portion appears to be in good condition, the age of the water service cannot be determined. As such, the water service should be inspected to assess the condition of the below-grade piping and to determine whether replacement may be required in the near future. In addition, the domestic water service does not appear to be equipped with a backflow preventer. In accordance with the National Plumbing Code, potable water connections to plumbing fixtures must be arranged to prevent backflow.

Domestic hot water is supplied by a natural gas-fired water heater with no recirculation system. The unit is an A.O. Smith G6-40S40N-AV 400, with a 151 L (40-gallon) capacity and 40,000 Btu/hr (12 kW) heating input and located in the mechanical room. Based on the unit's serial number, it was manufactured and installed in 2021. Tank-type gas-fired water heaters typically have an average lifespan of 10-15 years. The unit has approximately 10 years of remaining service life.

The domestic water distribution lines and valves are 'L' hard drawn copper. Due to the lack of record drawings, the age of the domestic water distribution system cannot be confirmed. Domestic water piping systems typically have an expected service life of approximately 50-70 years, and if the existing distribution piping was installed between 1956-1976, it may be approaching or exceeding its anticipated service life. The distribution system be further evaluated to assess its overall condition and determine whether partial or full replacement is required.

In addition, it was observed that the domestic hot water piping associated with the water heater is not insulated. It is recommended that thermal insulation be installed on exposed hot water piping to improve energy efficiency, reduce heat loss, and enhance system performance.

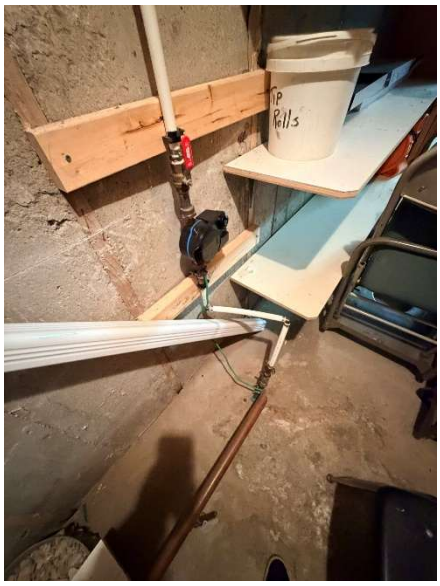


Figure 31: Water Service

Figure 32: Domestic Water Heater

2.5.1.2 SANITARY

The size and location of where the sanitary service leaves the building could not be confirmed, as no drawings are available. Based on the visible portions of the sanitary piping observed in the basement, the interior system appears to be constructed of DWV ABS Schedule 40 piping, while the sanitary service piping is likely DWV cast iron. It is likely that the sanitary service is original to the building. Since the building was constructed in 1937, the service is approximately 89 years old. Therefore, the sanitary service should be inspected, via camera, to confirm the condition of the piping below grade and determine if replacement will be required in the near future.

2.5.1.3 PLUMBING FIXTURES

Each washroom is equipped with commercial-grade, white vitreous china plumbing fixtures, including floor-mounted, tank-type water closets and wall-mounted lavatories with manual hot and cold faucets.

In one of the washrooms in the basement, the wall-mounted lavatory exhibits significant black staining beneath the faucet spout, which is consistent with long-term leakage. A bucket was also observed beneath the lavatory, indicating active leakage. Although the fixture appears to be intact, repair or replacement of the faucet, along with cleaning of the lavatory, is recommended to restore proper condition and functionality.

The kitchenette is equipped with a stainless steel double-compartment sink complete with a manual knob faucet with hot and cold taps.

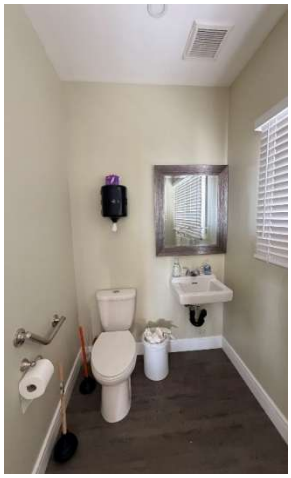


Figure 23: Main Floor Washroom Fixtures

Figure 34: Basement Washroom Fixtures

Figure 35: Kitchenette Sink

2.5.1.4 STORM

See **Sections 2.2.1 and 2.2.2**.

2.5.1.5 GAS

The main 25 mm (1") natural gas service enters the building at the southeast corner and supplies gas-fired furnaces and the domestic water heater. The natural gas service piping appears to be in generally acceptable condition. However, minor corrosion was observed on portions of the piping. It is recommended that any corroded or unpainted sections of the gas piping be cleaned and repainted to help reduce the risk of further corrosion and deterioration.

Figure 36: Gas Meter & Regulator SE of Building

2.5.1.6 VENTING

The sanitary venting system within the building could not be visually assessed, and record drawings were not available to confirm the location or age of the venting system.

The venting for the furnace and domestic water heater is through wall. These vents appear to be in good condition and are functioning as intended.

Figure 37: Venting

2.5.2 HVAC

2.5.2.1 HEATING

The building is primarily heated by two (2) gas-fired furnaces. One is a Carrier unit, 59SC5B080E171116 with a 78,000 Btu/hr (23 kW) output, and installed in October 2020. Gas-fired units have a typical service life of 15-20 years, so the unit has 14 years of remaining service life. The furnace is equipped with a condensate pump that is installed on the floor. Both the furnace and the condensate pump appear to be in good condition. However, signs of water intrusion were observed on the wall behind the furnace. Debris is also present on the floor in the furnace area, and the lower portion of the furnace and the condensate pump shows signs of moisture exposure. This exposure may compromise the integrity of the furnace and contribute to corrosion of its metal components. To mitigate this risk, the furnace should be installed on a housekeeping pad to protect it from potential minor flooding in the area.

The second furnace is an Anthes Automatic Heat unit. The unit does not have a nameplate, so the model and capacity of the unit cannot be determined. Labels on the unit indicate that the filter was last replaced in August 2014 and that the ¼ hp (0.20 kW) furnace motor was replaced on November 30, 2012. Gas-fired furnaces typically have a service life of approximately 25 to 30 years. The newer Carrier unit is estimated to have approximately 24 years of remaining service life. The older Anthes unit, with a motor replacement, is estimated to have approximately 16 years of remaining service life. The furnace filter in the Anthes unit appears to be overdue for replacement. Filters should generally be replaced every 6 to 12 months. Replacement of the filter is recommended.

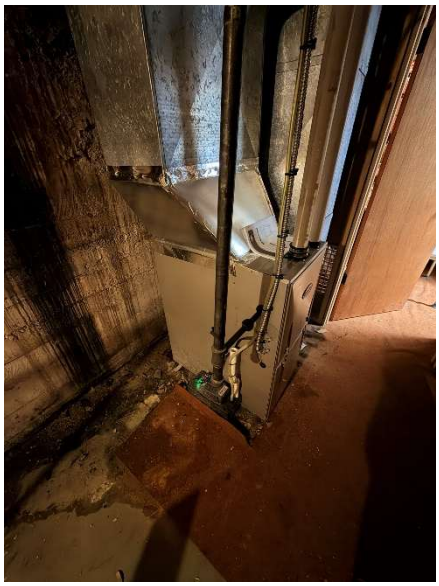


Figure 38: Carrier Furnace in Basement

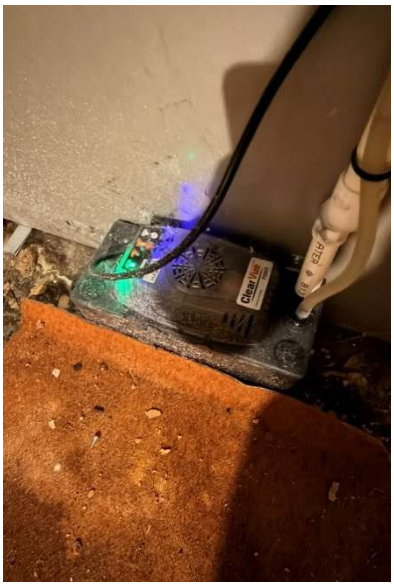


Figure 39: Condensate Pump of Carrier Furnace

Figure 40: Anthes Furnace in Basement

2.5.2.2 VENTILATION

The two (2) gas-fired furnaces serving the building do not appear to have any fresh air connections to the return air ductwork and are therefore likely operating with minimal fresh air supply. The building contains a council chamber on the main floor and runs family support programs in the basement. Given these uses, a dedicated fresh air supply, likely through an HRV to temper incoming air, should be added to support and improve the overall ventilation of the building.

2.5.2.3 EXHAUST FANS

Exhaust for the washrooms is provided by a ceiling-mounted exhaust fan. The kitchenette stove is not equipped with a dedicated range hood, and the exhaust ventilation is provided by a wall-mounted exhaust fan. The installation date of the exhaust fans could not be verified. Based on visual observation, the fans appear to be in good operating condition and functioning as intended. However, given a typical service life of approximately 25 years, it is recommended that the exhaust fans be replaced if they were installed prior to 2001.

Figure 41: Typical Washroom Exhaust Fan

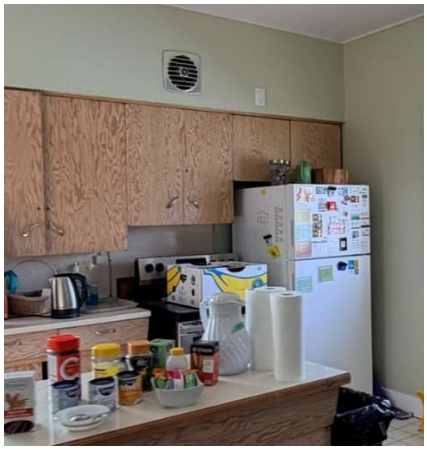


Figure 42: Wall-mounted Exhaust Fan Above Range Cooker

2.5.2.4 AIR TERMINALS

The air terminals on the main floor of the building consist of floor-mounted double deflection grilles for supply air and wall-mounted grilles for return air.

In the basement, the air terminals consist of ceiling-mounted double deflection grilles for supply air, with wall-mounted grilles serving for return air. It was observed that one of the supply air grilles in the basement storage room is detached from the duct opening, leaving the duct opening exposed, as shown in **Figure** . This grille should be reinstalled and properly secured to the ceiling.

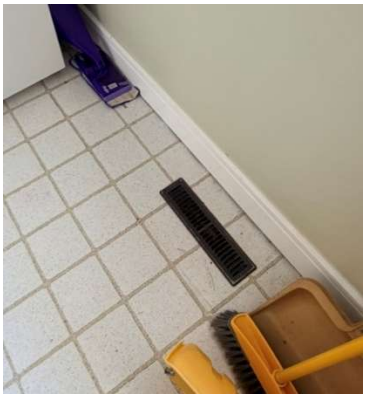


Figure 43: Typical Floor-mounted S/A Double Deflection Grille

Figure 44: Typical Wall-mounted R/A Grille

Figure 45: Detached S/A Grille

2.5.2.5 HVAC CONTROLS

Two thermostats were observed in the building. The main floor office areas are equipped with a discontinued LUX programmable thermostat, while the council chamber room has a newer NOMA

programmable thermostat. Based on the observed age of the thermostats and the furnaces, it is likely that the LUX thermostat controls the Anthes furnace, and the NOMA thermostat controls the Carrier furnace. Both thermostats appear to be in good condition.

The installation dates of the thermostats are likely the same as those of their respective furnaces. However, the installation date of the older LUX thermostat cannot be determined, as the installation date of the Anthes furnace is also unknown. Although the thermostats are currently in good condition, the LUX unit should be monitored for signs of inefficiency, such as inaccurate temperature readings, unresponsiveness, or failure to communicate with the furnace. If any of these issues arise, it should be replaced with a newer programmable thermostat.

Figure 46: LUX Programmable Thermostat

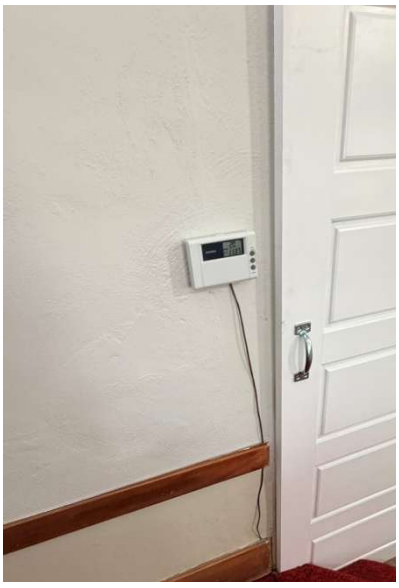


Figure 47: NOMA Programmable Thermostat

2.5.3 Fire Suppression

The building is not equipped with a fire sprinkler system. Fire protection is provided primarily by handheld fire extinguishers that are located throughout the building.

It is observed that the fire extinguisher in the kitchenette is placed on the counter near the door, as shown in **Figure** . The NFPA 10 specifies that fire extinguishers should be installed on hangers, brackets, or in cabinets. Although the standard does not explicitly prohibit placing a fire extinguisher on a countertop, it

is recommended that the unit be mounted on an appropriate bracket to prevent it from obstructing the area or being accidentally tipped over.

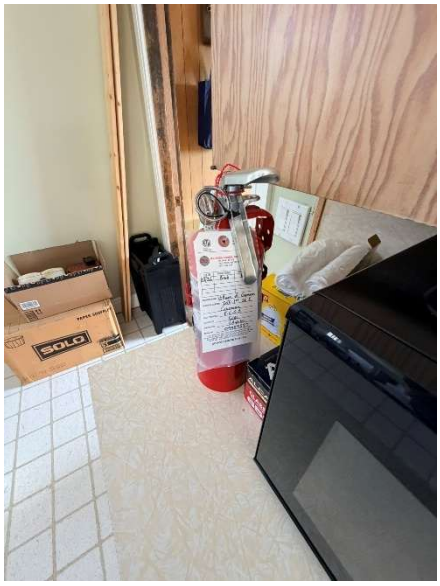


Figure 48: Fire Extinguisher in Kitchenette

Figure 49: Typical Fire Extinguisher Near Doors

2.6 ELECTRICAL

2.6.1 Lighting

The lighting system throughout the building consists of a mix of fixture types. Decorative pendants were installed in the council chamber and kitchen area, recessed pot lights were installed in the washroom in the main floor, tracklights and A19 bulbs were installed in washrooms in the basement, fluorescent lighting was installed in the offices and basement rooms. It is important to note that starting January 1, 2026, the import and manufacture of Linear Fluorescent Lights are prohibited in Canada under the Products Containing Mercury Regulations.

Based on observation, the decorative pendant and recessed pot lights appear to be in good condition. On the other hand, the fluorescent lights installed in the basement appear to have a mix of different lumen outputs, which might be due to partial lamp or fixture replacements over time, resulting in a mix of different lamp types, ages, and colour temperature. This condition creates uneven illumination levels.

The main floor lighting is controlled using the manual switches located near the main entrance vestibule, which appear not to be properly flush with the wall. The basement corridor lighting is controlled by

manual switch located near the door to the basement. The basement rooms are controlled by manual switches located at each space.

Figure 50: Existing Lighting System

The emergency lighting consists of self-powered green running man exit sign with remote heads located in exit doors and along egress corridors. In addition, battery packs with remote heads are installed in some rooms in the basement to provide emergency lighting. Based on visual observation, the exit signage appears to be relatively recent in installation, and no visible deficiencies or damage were identified. In addition, the emergency lighting and exit sign location appear to conform to the latest NBC-AE life safety code requirements.

Figure 51: Existing Exit Signs and Emergency Lighting

2.6.2 Distribution

The building is fed from a Fortis Utility Transformer mounted on the utility pole and a utility meter located on the exterior of the building. The main panel is located in the basement. The panel appears to be new, and no visible damage was observed. The panel appears to be partially obstructed by stored materials and miscellaneous items directly in front of the panel. Similarly, broken tables are stored in front of the utility meter.


Figure 52: Existing Panel and Utility Meter

3 RECOMMENDATIONS

The recommendations outlined in the following sections of this report are to be read in conjunction with the applicable observations described in **Section 2** and the "Facility Evaluation Form" in **Appendix A**. The building has several contributing factors that, if left in its current state, could lead to a diminished service life. The following are recommendations intended to mitigate observed deterioration and, where feasible, contribute to extending the service life of the building. A cost summary and classification regarding timeline for repair has been provided in the "Facility Evaluation Form" in **Appendix A** of this report.

3.1 SITE

A drainage evaluation is recommended to determine if the site grading is performing as expected. This can be achieved by observing surface flow during a rainfall event and locating areas where pooling is still present following the event. Alternatively, an evaluation may be artificially generated by applying a large amount of water to the surface (typically using a fire hose), observing surface flow, and locating areas where pooling is present; however, cost should be considered before this alternative method is used. Once the drainage analysis has been completed, it is recommended to regrade in the remaining ponding areas.

Concrete cracks, popouts, and other deterioration around the site and on the flat and vertical stairway surfaces should be patched and repaired using an exterior grade patching compound. This is intended to reduce the potential for further deterioration associated with moisture intrusion and freeze-thaw exposure.

A pre-finished eavestrough, downspout, and downspout extension should be installed on the north face of the east stairway building portion roof to provide proper drainage away from the building foundation. The eavestrough should match the existing.

Missing downspouts and downspout extensions should be installed around the building to provide proper drainage away from the building foundation. The downspouts and downspout extensions should match the existing.

3.2 ENVELOPE

The building's corrugated steel roof cladding should be replaced with a pre-finished corrugated steel roof cladding and appropriate flashing. The pre-finished corrugated steel roofing product and flashing should be selected by an accredited architect in the Province of Alberta.

The stucco cracking around the exterior of the building should be patched and repaired using an exterior grade stucco patching compound. The stucco patching should be finished to match the existing building stucco. This will aid in the protection of the interior building envelope from moisture/pest intrusion and restore aesthetics.

The parging cracking and deterioration around the exterior of the building foundation should be patched and repaired using an exterior parging compound. The parging patching should be finished to match the existing. This will aid in the protection of the interior building envelope from moisture intrusion and restore aesthetics.

Pre-finished metal soffit panels should be installed to match the existing eavestroughs around the building. This will protect the exposed wiring from pests and minimize the wood exposure to moisture.

Exterior doors, door frames, and weather stripping should be replaced around the building as the current elements have reached the end of their service life. The main floor window glass and frames around the building should also be replaced. Exterior envelope finishes should be applied up to the south basement window frame to conceal the spray foam insulation and complete the building envelope seal. With the observed poor condition of the aforementioned building components, the energy performance of the building is likely poor and the opportunity for moisture intrusion at these locations is high.

Stained and/or damaged ceiling tiles and drywall should be replaced and finished as required to match existing. Examination should be completed where moisture staining is apparent to determine the cause of staining and if the issue has been resolved.

Interior ceiling trim and baseboards are due for replacement or installation where missing throughout most of the building aside from the in the recently renovated main level bathroom. Replacement materials can be chosen based on preference but should fasten securely to the existing structure and/or finishes.

Damaged drywall should be patched and repaired then finished to match existing throughout the building. Wood wall panelling should be replaced throughout the building as the finish has faded substantially and staining is prevalent across the surfaces, minimizing aesthetics and envelope performance.

Laminate tile flooring in the kitchen should be replaced with a linoleum faux wood product to match the surrounding existing main floor area. All basement carpets should be removed and replaced with a subfloor material then topped with a basement appropriate floor finishing such as linoleum or vinyl.

Slab epoxy paint finish throughout the exposed basement floor slab should be stripped and replaced to match existing as deterioration worsens.

3.3 STRUCTURAL

South ramp access posts should be evaluated and re-aligned, as required, with supplemental wood framing and appropriate connections to the existing concrete piles to address observed eccentricity and improve load transfer . The required structural changes should be designed by an accredited engineer in the Province of Alberta.

The basement slab cracking should be patched and repaired with an exterior grade patching compound and finished to match the existing slab epoxy paint finish. This is intended to reduce the potential for pest and moisture intrusion through the slab and to mitigate slab crack–related tripping hazards to occupants.

The crumbling sections of foundation wall should be stripped to sound concrete and then patched and repaired using an exterior grade patching compound. This is intended to slow further foundation wall deterioration and reduce the potential for moisture intrusion through the foundation wall.

The elevated slab step at the west end of the basement should be patched and repaired using an exterior grade patching compound and finished to match the existing. This is anticipated to slow slab deterioration and reduce occupant tripping hazards at the deteriorated face of the step.

3.4 MECHANICAL

3.4.1 Plumbing

3.4.1.1 DOMESTIC

While the domestic water service still appears to be in good condition, the age of the service cannot be determined. It is recommended that it be inspected within the next 1-2 years. This is to allow for preventative work or replacement to be completed prior to failure. In addition, as a backflow preventer was not observed on the main domestic water service, it is recommended that a backflow preventer be installed.

The domestic water heater, A.O. Smith G6-40S40N-AV 400 at 151 L (40-gallon) capacity and 11.7 kW (40 MBH) heating input, has an estimated remaining service life of approximately 10 years based on a typical service life of 10-15 years. It is recommended that the unit be replaced within the next 10 years.

The domestic water distribution lines and valves are 'L' hard drawn copper. Domestic water piping systems typically have an expected service life of approximately 50-70 years. If the existing distribution piping was installed between 1956-1976, it is recommended to further investigate the condition of the domestic water distribution piping and valves to determine whether partial or full replacement of the system is required.

Install thermal insulation on all exposed domestic hot water piping serving the water heater. This will improve energy efficiency, reduce standby heat losses, and enhance overall system performance.

3.4.1.2 SANITARY

The sanitary service piping is approximately 89 years old. It is recommended that it be inspected, via camera, within the next 1-2 years to allow for preventative work or replacement as necessary.

3.4.1.3 PLUMBING FIXTURES

It is recommended that the leaking faucet assembly serving the wall-mounted lavatory in the basement washroom be either repaired or replaced, as evidence of staining and the presence of a bucket indicate

ongoing leakage. The lavatory basin should also be thoroughly cleaned to remove existing staining and restore sanitary conditions.

3.4.1.4 STORM

It is recommended that the short, disconnected downspout at the southwest corner of the building be extended to properly discharge water to grade. In addition, splash pads should be installed at all downspout outlets to improve flow dissipation, reduce soil erosion, and help protect the building foundation from potential water-related damage.

3.4.1.5 GAS

The main 25 mm (1") natural gas service piping appears to be in acceptable condition. However, it is recommended that they be inspected by ATCO within the next 5 years to allow for preventative work or replacement to be carried out prior to failure. The minor corrosion and unpainted sections of the piping should be cleaned and properly coated to reduce the risk of further corrosion and deterioration.

3.4.2 HVAC

3.4.2.1 HEATING

The newer furnace, Carrier 59SC5B080E171116 at 78,000 Btu/hr (23 kW) output, installed in 2020, has a remaining service life of 14 years. It is recommended that the furnace be replaced within the next 14 years. The unit appears to be in generally good condition and is equipped with a condensate pump located on the floor. However, signs of water intrusion were observed on the wall behind the furnace, and debris was present in the furnace area. The lower portion of the furnace and condensate pump also show evidence of moisture exposure. It is recommended that the furnace and condensate pump be relocated or installed on a raised housekeeping pad to reduce exposure to any future minor water intrusion and improve long-term durability.

The second furnace, identified as an Anthes Automatic Heat unit, could not be fully assessed due to the absence of a readable nameplate. Maintenance labels indicate that the furnace motor was replaced in November 2012 and the filter was last replaced in August 2014, suggesting that routine maintenance has been deferred. The furnace filter is overdue for replacement and should be replaced immediately. Continued operation without regular filter changes may reduce system efficiency and contribute to premature wear of components.

Gas-fired furnaces typically have an expected service life of approximately 25–30 years. Based on available information, the Carrier unit has an estimated 24 years of remaining service life. The older Anthes unit,

with a motor replacement completed in 2014, has an estimated 16 years of remaining service life and should be monitored more closely for signs of reduced performance or potential failure.

3.4.2.2 VENTILATION

The two (2) gas-fired furnaces serving the building do not appear to have any fresh air ductwork connections. Given the building's use as a council chamber and for family support programs, it is recommended that a fresh air supply, an HRV to also temper incoming outdoor air, is added to the return air section of the furnaces which will support and enhance the overall ventilation of the building.

3.4.2.3 EXHAUST FANS

The installation date of the exhaust fans for the washroom and kitchenette could not be confirmed. Given that exhaust fans typically have an expected service life of approximately 25 years, it is recommended that the age of the units be verified. If the fans were installed prior to 2001, replacement is recommended to ensure continued reliability, efficiency, and adequate ventilation.

3.4.2.4 AIR TERMINALS

One supply air grille in the basement storage room was observed to be detached from the duct opening, leaving the opening exposed. It is recommended that this grille be reinstalled and securely fastened to the ceiling to ensure proper air distribution, maintain system efficiency, and prevent debris from entering the ductwork.

3.4.2.5 HVAC CONTROLS

Although no immediate deficiencies were identified, the LUX unit should be monitored for signs of inefficiency, such as inaccurate temperature readings, unresponsiveness, or failure to communicate with the furnace. Should any of these conditions be observed, replacement with a newer thermostat is recommended to improve reliability, control accuracy, and energy efficiency.

3.4.3 Fire Suppression

The fire extinguisher in the kitchenette was observed to be placed on the countertop near the door. While this does not explicitly violate applicable standards, it is not considered best practice. In accordance with NFPA 10 guidelines, it is recommended that the extinguisher be mounted on an appropriate wall bracket or installed within a cabinet. Proper mounting will help prevent obstructing the area or being accidentally tipped over.

3.5 ELECTRICAL

3.5.1 Lighting

To improve lighting performance and consistency, it is recommended that the basement lighting be standardized through a complete retrofit, either by replacing all lamps with uniform products or, preferably, upgrading to Type B LED T8 lamps. This would provide consistent light output, improved energy efficiency, and reduced maintenance requirements, while enhancing overall lighting quality within the area.

No recommended upgrade is required for the emergency lighting and battery packs.

3.5.2 Distribution

It is recommended that all obstructions be removed to maintain proper working clearance in front of the panel and utility meter and that the area be kept clear of obstruction at all times. Maintaining adequate access is essential for safe operation and code compliance. Overall, while the panel itself appears to be in good condition, improving accessibility is required to ensure safe and compliant use.

In addition, all junction boxes and electrical outlets that are missing cover plates should be provided with appropriate covers, as exposed electrical components constitute a safety hazard and increase the risk of accidental contact with energized parts.

4 BUDGETARY COST

Reference the "Facility Evaluation Form" in **Appendix A** for a budgetary cost estimate of each recommended item described in **Section 3**.

5 FACILITY CONDITION INDEX

The Facility Condition Index (FCI) outlined below is a value calculated based on the total repair/renewal costs projected over the coming 5 year period in direct relation to the total replacement cost of the facility in current construction markets.

$$\frac{5\ Year\ Repair/Renewal\ Costs}{Replacement\ Cost} = FCI\ Rating\ \%$$

Provided FCI ratings as appropriate:

- Good: 0% to 10% FCI
- Fair: 10% to 25% FCI
- Poor: 25% to 60% FCI
- Prohibitive to repair: 60% + FCI

Based on our assessment the current 5-year renewal costs are $222,500.00. The projected cost to replace a facility of similar size and construction methodology is an estimated $800,000.00; therefore, the Facility Condition Index for the Admin Office, Fire Hall, and Library Building is considered poor at 27.8%.

APPENDIX A:

FACILITY EVALUATION FORMS

Project No.: 2490-019-01
Date: April 2026

Facility Evaluation Form

Part I - Architectural Structural

Building: Cremona Old United Church

Section 1	Item	Rating	Risk Factor	Photo	Comments/Concerns	Estim. Cost
1.1	**Site Conditions**					
1.1.1	Site Drainage Evaluation	4	Medium		A drainage evaluation is recommended to determine if the site grading is performing as expected. This can be achieved by observing surface flow during a rainfall event and locating areas where pooling is still present following the event. Alternatively, an evaluation may be artificially generated by applying a large amount of water to the surface (typically using a fire hose), observing surface flow, and locating areas where pooling is present. However, cost should be considered before this alternative method is used. Once the drainage analysis has been completed, it is recommended to regrade in the remaining ponding areas.	$ 5,000.00
1.1.2	Site and Stair Concrete Patching and Repairs	3	High		Concrete cracks, popouts, and other deterioration around the site and on the flat and vertical stairway surfaces should be patched and repaired using an exterior grade patching compound. This will minimize the risk of further deterioration as a result of moisture intrusion and freeze-thaw exposure.	$ 5,000.00
1.1.3	Missing Eavestrough, Downspouts, and Downspout Extensions (east stairway building portion - north wall)	1	High		A pre-finished eavestrough, downspout, and downspout extension should be installed on the north face of the east stairway building portion roof to provide proper drainage away from the building foundation. The eavestrough should match the existing.	$ 2,500.00
1.1.4	Missing Downspouts and Downspout Extensions	2	Medium		Missing downspouts and downspout extensions should be installed around the building to provide proper drainage away from the building foundation. The downspouts and downspout extensions should match the existing.	$ 1,500.00
1.2	**Building Envelope**					
1.2.1	Corrugated Steel Roof Decking and Flashing	2	Urgent		The building's corrugated steel roof decking should be replaced with a pre-finished corrugated steel roof decking and flashing. The pre-finished corrugated steel roofing product and flashing should be selected by an accredited architect in the Province of Alberta.	$ 40,000.00
1.2.2	Stucco Cracking	2	Medium		The stucco cracking around the exterior of the building should be patched and repaired using an exterior grade stucco patching compound. The stucco patching should be finished to match the existing building stucco. This will aid in the protection of the interior building envelope from moisture intrusion and restore aesthetics.	$ 7,000.00

Condition Ratings: 1 - Emergency/Critical 2 - Poor/Unsatisfactory 3 - Marginal 4 - Good 5 - Excellent F.I. - Further investigation required
Risk Factors: Urgent - Replace Immediately High - Replace in 1-2 years Medium - Replace in 5-10 years Low - Replace in 15 years or mor

Project No.: 2490-019-01
Date: April 2026

Facility Evaluation Form

Part I - Architectural Structural

Building: Cremona Old United Church

Section 1	Item	Rating	Risk Factor	Photo	Comments/Concerns	Estim. Cost
1.2.3	Parging Cracking and Deterioration	2	Medium		The parging cracking and deterioration around the exterior of the building foundation should be patched and repaired using an exterior grade parging patching compound. The parging patching should be finished to match the existing. This will aid in the protection of the interior building envelope from moisture intrusion and restore aesthetics.	$ 5,000.00
1.2.4	Missing Soffit Panels	1	High		Pre-finished metal soffit panels should be installed to match the existing eavestroughs around the building. This will protect the exposed wiring from pests and minimize the wood exposure to moisture.	$ 8,000.00
1.2.5	Exterior Doors and Windows	2	High		Exterior doors, door frames, and weather stripping should be replaced around the building as the current products are worn out. The main floor window glass and frames around the building should be replaced as these products are also worn out. Exterior envelope finishes should be applied up to the south basement window frame to conceal the spray foam insulation and complete the building envelope seal. With these building opening components worn out or incomplete, the energy performance of the building is poor and the opportunity for moisture intrusion at these locations is high.	$ 50,000.00
1.2.6	Stained or Damaged Ceiling Tiles	2	High		Stained and/or damaged ceiling tiles and drywall should be replaced and finished as required to match existing. Examination should be completed where moisture staining is apparent to determine the cause of staining and if the issue has been resolved.	$ 5,000.00
1.2.7	Interior Wall and Ceiling Trim	3	Medium		Interior ceiling trim and baseboards are due for replacement or installation where missing throughout most of the building aside from the in the recently renovated main level bathroom. Replacement materials can be chosen based on preference but should fasten securely to the existing structure and/or finishes.	$ 7,500.00
1.2.8	Stained or Damaged Drywall and Worn Out Wall Panels	3	Medium		Damaged drywall should be patched and repaired then finished to match existing throughout the building. Wood wall panelling should be replaced throughout the building as the finish has faded substantially and staining is prevalent across the surfaces, minimizing aesthetics and envelope performance.	$ 10,000.00

Project No.: 2490-019-01
Date: April 2026

Facility Evaluation Form

Part I - Architectural Structural

Building: Cremona Old United Church

Section 1	Item	Rating	Risk Factor	Photo	Comments/Concerns	Estim. Cost
1.2.9	Kitchen Linoleum Floor Tiles and Basement Carpets	2	High		Laminate tile flooring in the kitchen should be replaced with a linoleum faux wood product to match the surrounding existing main floor area. All basement carpets should be removed and replaced with a subfloor material then topped with a basement appropriate floor finishing such as linoleum or vinyl.	$ 15,000.00
1.2.10	Basement Slab Epoxy Finish	4	Medium		Slab epoxy paint finish throughout the exposed basement floor slab should be stripped and replaced to match existing as deterioration worsens.	$ 8,000.00
1.3	**Structural**					
1.3.1	Access Ramp Posts	1	Urgent		South ramp access posts should be realigned with additional wood framing and fastened to the existing concrete piles to provide lateral shear and uplift support. The required structural changes should be designed by an accredited engineer in the Province of Alberta.	$ 10,000.00
1.3.2	Basement Slab Cracking	3	Medium		The basement slab cracking should be patched and repaired with an exterior grade patching compound and finished to match the existing slab epoxy paint finish. This is intended to reduce the potential for pest and moisture intrusion through the slab and to mitigate slab crack–related tripping hazards to occupants.	$ 5,000.00
1.3.3	Crumbling Foundation Walls	1	High		The crumbling sections of foundation wall should be stripped to sound concrete and then patched and repaired using an exterior grade patching compound. This will minimize further foundation wall crumbling and moisture intrusion through the foundation wall.	$ 8,000.00
1.3.4	Basement Step Deterioration	2	Medium		The elevated slab step at the west end of the basement should be patched and repaired using an exterior grade patching compound and finished to match the existing. This will slow the slab deterioration and minimize occupant tripping hazard on the deteriorated face of the step.	$ 1,000.00
	Overall Building Site Condition & Estimated Costs					$ 193,500.00

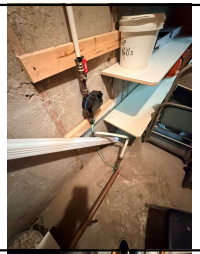
Condition Ratings: 1 - Emergency/Critical 2 - Poor/Unsatisfactory 3 - Marginal 4 - Good 5 - Excellent F.I. - Further investigation required
Risk Factors: Urgent - Replace Immediately High - Replace in 1-2 years Medium - Replace in 5-10 years Low - Replace in 15 years or mor

Project No.: 2490-019-01
Date: April 2026

Facility Evaluation Form

Part II - Mechanical

Building: Cremona Old United Church

Section 2	Item	Rating	Risk Factor	Photo	Bldg. Section	Description/Condition	Estim. Cost
2.1	**Plumbing**						
2.1.1	Domestic Water Service	F.I.	High		Basement	While the domestic water service still appears to be in good condition, the age of the service cannot be determined. It is recommended that it be inspected within the next 1-2 years. This is to allow for preventative work or replacement to be completed prior to failure. In addition, as a backflow preventer was not observed on the main domestic water service, it is recommended that a backflow preventer be installed.	$ 15,000.00
2.1.2	Domestic Water Heater	4	Medium		Basement	The domestic water heater, A.O. Smith G6-40S40N-AV 400 at 151 L (40-gallon) capacity and 40,000 Btu/hr (12 kW) heating input, has an estimated remaining service life of approximately 10 years based on a typical service life of 10-15 years. It is recommended that the unit be replaced within the next 10 years.	$ 6,000.00
2.1.3	Domestic Water Distribution Lines	F.I.	High		Throughout the building	The domestic water distribution lines and valves are 'L' hard drawn copper. Domestic water piping systems typically have an expected service life of approximately 50-70 years. If the existing distribution piping was installed between 1956-1976, it is recommended to further investigate the condition of the domestic water distribution piping and valves to determine whether partial or full replacement of the system is required.	$ 10,000.00
2.1.4	Hot Water Piping Thermal Insulation	2	High		Throughout the building	Install thermal insulation on all exposed domestic hot water piping serving the water heater. This will improve energy efficiency, reduce standby heat losses, and enhance overall system performance.	$ 5,000.00
2.1.5	Sanitary Service	F.I.	High			The sanitary service piping is approximately 89 years old. It is recommended that it be inspected, via camera, within the next 1-2 years to allow for preventative work or replacement as necessary.	$ 10,000.00
2.1.6	Plumbing Fixture	1	Urgent		Basement	The leaking faucet assembly serving the wall-mounted lavatory in the basement washroom is recommended to be either repaired or replaced, as evidence of staining and the presence of a bucket indicate ongoing leakage. The lavatory basin should also be thoroughly cleaned to remove existing staining and restore sanitary conditions.	$ 3,000.00

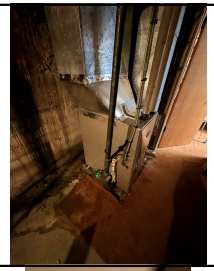
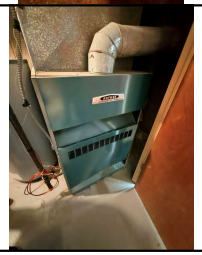
Condition Ratings: 1 - Emergency/Critical 2 - Poor/Unsatisfactory 3 - Marginal 4 - Good 5 - Excellent F.I. - Further investigation required
Risk Factors: Urgent - Replace Immediately High - Replace in 1-2 years Medium - Replace in 5-10 years Low - Replace in 15 years or more

Project No.: 2490-019-01
Date: April 2026

Facility Evaluation Form

Part II - Mechanical

Building: Cremona Old United Church

Section 2	Item	Rating	Risk Factor	Photo	Bldg. Section	Description/Condition	Estim. Cost
2.1.7	Stormwater Piping	2	High		Exterior	It is recommended that the short, disconnected downspout at the southwest corner of the building be extended to properly discharge water to grade. In addition, splash pads should be installed at all downspout outlets to improve flow dissipation, reduce soil erosion, and help protect the building foundation from potential water-related damage.	$ 1,000.00
2.1.8	Gas Piping	3	Medium		Exterior	The main 25 mm (1") natural gas service piping appears to be in acceptable condition. However, it is recommended that they be inspected by ATCO within the next 5 years to allow for preventative work or replacement to be carried out prior to failure. The minor corrosion and unpainted sections of the piping should be cleaned and properly coated to reduce the risk of further corrosion and deterioration.	$ 10,000.00
2.2	**HVAC**						
2.2.1	Carrier Gas-fired Furnace	4	Low		Basement	The newer furnace, Carrier 59SC5B080E171116 at 78,000 Btu/hr (23 kW) output, installed in 2020, has a remaining service life of 14 years. It is recommended that the furnace be replaced within the next 14 years.	$ 7,000.00
2.2.2	Carrier Gas-fired Furnace & Condensate Pump	2	Urgent		Basement	Signs of water intrusion were observed on the wall behind the furnace, and debris was present in the furnace area. The lower portion of the furnace and condensate pump also show evidence of moisture exposure. It is recommended that the furnace and condensate pump be relocated or installed on a raised housekeeping pad to reduce exposure to any future minor water intrusion and improve long-term durability.	$ 5,000.00
2.2.3	Anthes Furnace	2	Urgent		Basement	The second furnace, identified as an Anthes Automatic Heat unit, could not be fully assessed due to the absence of a readable nameplate. Maintenance labels indicate that the furnace motor was replaced in November 2012 and the filter was last replaced in August 2014. The furnace filter is overdue for replacement and should be replaced immediately. With a motor replacement completed in 2014, the unit has an estimated 16 years of remaining service life and should be monitored more closely for signs of reduced performance or potential failure.	$ 15,000.00

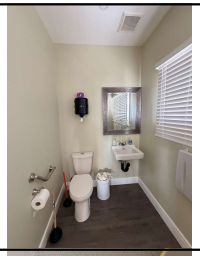
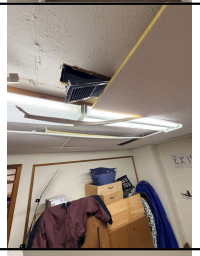
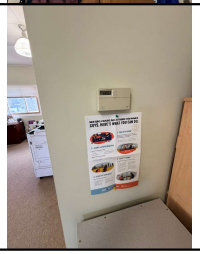
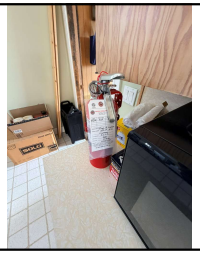
Condition Ratings: 1 - Emergency/Critical 2 - Poor/Unsatisfactory 3 - Marginal 4 - Good 5 - Excellent F.I. - Further investigation required
Risk Factors: Urgent - Replace Immediately High - Replace in 1-2 years Medium - Replace in 5-10 years Low - Replace in 15 years or more

Project No.: 2490-019-01
Date: April 2026

Facility Evaluation Form

Part II - Mechanical

Building: Cremona Old United Church

Section 2	Item	Rating	Risk Factor	Photo	Bldg. Section	Description/Condition	Estim. Cost
2.2.4	Ventilation	2	High			The two (2) gas-fired furnaces serving the building do not appear to have any fresh air ductwork connections. Given the building's use as a council chamber and for family support programs, it is recommended that a fresh air supply, an HRV to also temper incoming outdoor air, is added to the return air section of the furnaces which will support and enhance the overall ventilation of the building.	$ 12,000.00
2.2.5	Exhaust Fans	4	Medium		Washrooms and Kitchenette	The installation date of the exhaust fans for the washroom and kitchenette could not be confirmed. Given that exhaust fans typically have an expected service life of approximately 25 years, it is recommended that the age of the units be verified. If the fans were installed prior to 2001, replacement is recommended to ensure continued reliability, efficiency, and adequate ventilation.	$ 2,000.00
2.2.6	Air Terminals	1	Urgent		Basement	One supply air grille in the basement storage room was observed to be detached from the duct opening, leaving the opening exposed. It is recommended that this grille be reinstalled and securely fastened to the ceiling to ensure proper air distribution, maintain system efficiency, and prevent debris from entering the ductwork.	$ 1,000.00
2.2.7	HVAC Controls	4	Medium		Main Floor	Although no immediate deficiencies were identified, the LUX unit should be monitored for signs of inefficiency, such as inaccurate temperature readings, unresponsiveness, or failure to communicate with the furnace. Should any of these conditions be observed, replacement with a newer thermostat is recommended to improve reliability, control accuracy, and energy efficiency.	$ 1,500.00
2.3	**Fire Suppression**						
2.3.1	Fire Extinguisher	2	Urgent		Kitchenette	The fire extinguisher in the kitchenette was observed to be placed on the countertop near the door. While this does not explicitly violate applicable standards, it is not considered best practice. In accordance with NFPA 10 guidelines, it is recommended that the extinguisher be mounted on an appropriate wall bracket or installed within a cabinet. Proper mounting will help prevent obstructing the area or being accidentally tipped over.	$ 2,000.00
	Overall Mechanical System Condition & Estimated Costs						$ 105,500.00

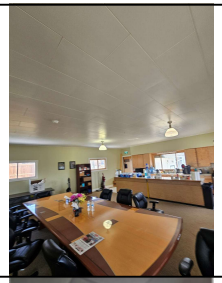
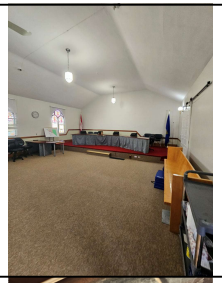
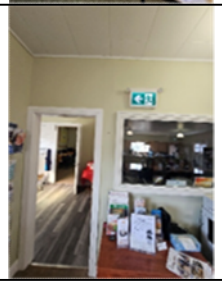
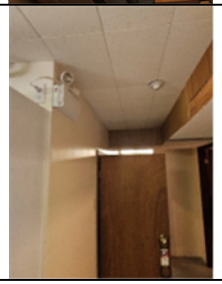
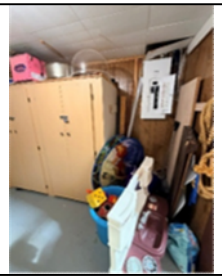
Condition Ratings: 1 - Emergency/Critical 2 - Poor/Unsatisfactory 3 - Marginal 4 - Good 5 - Excellent F.I. - Further investigation required
Risk Factors: Urgent - Replace Immediately High - Replace in 1-2 years Medium - Replace in 5-10 years Low - Replace in 15 years or more

Project No.: 2490-019-01
Date: April 2026

Facility Evaluation Form

Part III - Electrical

Building: Cremona Old United Church

Section 3	Item	Rating	Risk Factor	Photo	Bldg. Section	Description/Condition	Estim. Cost
3.1	**Lighting and Emergency Lighting**						
3.1.1	Main Floor Lighting	4	Medium	 	Main Floor	The main floor lighting is composed of architectural pendant lights in the council chamber and kitchen area, recessed pot lights in the washroom, and fluorescent fixture in sink area. It is recommended to replace the fluorescent fixture with LED fixture.	$ 500.00
3.1.2	Basement Lighting	3	Medium	 	Basement	The basement floor lighting system is composed mostly of fluorescent lighting and A19 bulb. It is recommended to retrofit all lighting with LED fixture.	$ 15,000.00
3.1.3	Emergency Lighting	5	Low	 	Main and Basement	The emergency lighting and exit signage are composed mostly of self-powered green running man.	$ 10,000.00
3.2	**Distribution**						
3.2.1	Electrical Panel and Utility Meter	5	Low	 	Exterior and Basement	The electrical panel appears to be in good working condition with no observable damage. It is recommended to remove all obstruction in front of panel and utility meter.	$ 2,000.00
	Overall Building Structural Condition & Estimated Costs						$ 27,500.00

Condition Ratings: 1 - Emergency/Critical 2 - Poor/Unsatisfactory 3 - Marginal 4 - Good 5 - Excellent F.I. - Further investigation required
Risk Factors: Urgent - Replace Immediately High - Replace in 1-2 years Medium - Replace in 5-10 years Low - Replace in 15 years or more

Project No.: 2490-019-01
Date: April 2026

Facility Evaluation Form

Summary

Building: Cremona Old United Church

Site, Architectural, and Structural			
Evaluation Category	**Risk Factor**	**Replace/Repair Timeline**	**Estimated Cost**
Site Conditions	**Urgent**	Immediate	$ -
	High	1-2 Years	$ 7,500.00
	Medium	5-10 Years	$ 6,500.00
	Low	>15 Years	$ -
Building Envelope	**Urgent**	Immediate	$ 40,000.00
	High	1-2 Years	$ 78,000.00
	Medium	5-10 Years	$ 37,500.00
	Low	>15 Years	$ -
Structural	**Urgent**	Immediate	$ 10,000.00
	High	1-2 Years	$ 8,000.00
	Medium	5-10 Years	$ 6,000.00
	Low	>15 Years	$ -
Sub-Total	**Urgent**	Immediate	**$ 50,000.00**
	High	1-2 Years	**$ 93,500.00**
	Medium	5-10 Years	**$ 50,000.00**
	Low	>15 Years	**$ -**

Mechanical			
Evaluation Category	**Risk Factor**	**Replace/Repair Timeline**	**Estimated Cost**
Plumbing	**Urgent**	Immediate	$ 3,000.00
	High	1-2 Years	$ 41,000.00
	Medium	5-10 Years	$ 16,000.00
	Low	>15 Years	$ -
HVAC	**Urgent**	Immediate	$ 21,000.00
	High	1-2 Years	$ 12,000.00
	Medium	5-10 Years	$ 3,500.00
	Low	>15 Years	$ 7,000.00
Fire Supression	**Urgent**	Immediate	$ 2,000.00
	High	1-2 Years	$ -
	Medium	5-10 Years	$ -
	Low	>15 Years	$ -
Sub-Total	**Urgent**	Immediate	**$ 26,000.00**
	High	1-2 Years	**$ 53,000.00**
	Medium	5-10 Years	**$ 19,500.00**
	Low	>15 Years	**$ 7,000.00**

Electrical			
Evaluation Category	**Risk Factor**	**Replace/Repair Timeline**	**Estimated Cost**
Lighting and Emergency Lighting	**Urgent**	Immediate	$ -
	High	1-2 Years	$ -
	Medium	5-10 Years	$ 15,500.00
	Low	>15 Years	$ 10,000.00
Distribution	**Urgent**	Immediate	$ -
	High	1-2 Years	$ -
	Medium	5-10 Years	$ -
	Low	>15 Years	$ 2,000.00
Sub-Total	**Urgent**	Immediate	**$ -**
	High	1-2 Years	**$ -**
	Medium	5-10 Years	**$ 15,500.00**
	Low	>15 Years	**$ 12,000.00**

Total			
Evaluation Category	**Risk Factor**	**Replace/Repair Timeline**	**Estimated Cost**
Total	**Urgent**	Immediate	**$ 76,000.00**
	High	1-2 Years	**$ 146,500.00**
	Medium	5-10 Years	**$ 85,000.00**
	Low	>15 Years	**$ 19,000.00**

Condition Ratings: 1 - Emergency/Critical 2 - Poor/Unsatisfactory 3 - Marginal 4 - Good 5 - Excellent F.I. - Further investigation required
Risk Factors: Urgent - Replace Immediately High - Replace in 1-2 years Medium - Replace in 5-10 years Low - Replace in 15 years or more