

Monona Oaks Community Church Building Evaluation

Submitted by Boyd Womack

On Friday, Dec 8, 2023 Boyd Womack and [Rick Martin](#) performed a walk-through inspection and analysis of the condition of the MOCC building and property located at 6200 Monona Dr., Monona, WI 53716.

(Boyd is an elder at HPC and retired from being a commercial and residential HVAC contractor. Rick Martin was a facility manager for the majority of his life and is currently an independent contractor. Rick is also a member of HPC.)

During this inspection some testing was performed but was not comprehensive of all systems inspected.

OVERALL IMPRESSIONS:

The building appears to be in reasonably good condition and normal repairs appear to have been performed. Structurally the building appears to be in good condition.

The building is of the prairie style of architecture and is a split-level construction. The front sanctuary entry is at ground level and the remaining entrances are mid level.

There is an elevator in the rear of the sanctuary that appears to be out of service.

WINDOWS, WALLS, AND FLOORS,

The windows are continuous from end to end at the top of the walls in both the sanctuary and the educational wing. Windows on the lower level are of the same style but of fewer quantity with spaces between. All windows appear to be original to the building and are wood sash with double pane glass. Some windows have had plexiglass storm windows added on the exterior. The windows are in usable condition with some deterioration and some maintenance needed.

Walls and ceilings are generally in good condition. There is some minor drywall cracking and tape separation in the sanctuary. There appears to be some water leakage from the newer wheelchair accessible restroom in the foyer down to the ceiling of the room below. There is a lot of dark wood paneling throughout the building.

There are several areas of newer carpet tiles in the building but there is a lot of original possibly vinyl asbestos tile throughout the building in various conditions.

There is some concrete deterioration on the sidewalk leading to the side entrance door. This would need to be repaired soon.

ROOF

The roof appears to be in good condition. It should have approximately five years of remaining life expectancy. It is a single layer of architectural shingles.

HVAC

The HVAC systems consist of approximately 15 residential style furnaces with about half having air conditioning and the remaining half heating only. There is little to no cooling equipment for the lower floor of the educational wing of the building. The furnaces and AC units for the educational wing are newer (2006 or newer) high efficiency units. The sanctuary and lower-level fellowship hall are older low efficiency units. All furnaces were tested and fired with the exception of one of the fellowship hall furnaces. The furnaces seem to be in good working order with the one exception. Air conditioning was not checked due to low outdoor temperature. Temperature controls are residential style wall mounted thermostats. Some thermostats have internet connectivity. At least three furnaces in the lower level are installed in non-fire rated closets. This is believed to be a building code violation. All the furnaces should be serviced soon for a full evaluation.

LIGHTING

The lighting fixtures are incandescent or fluorescent fixtures and appear to be the age of the building. They all seem to be in operating condition with some bulbs and/or ballast needing replacement.

PLUMBING

There are several restrooms throughout the building. Only one restroom is wheelchair accessible. All of the fixtures that were tested seem to function properly. The restrooms, while usable, are very dated.

The water pressure seems to be adequate. There are two water services to the building. Neither water service is adequate for supplying fire sprinklers.

SOUND, PROJECTORS, ELECTRONICS

There is a mixer (old analog Yamaha), speakers on stands and some wireless microphones. Condition is unknown. There appears to be no cabling from the stage to the sound booth. Lighting control from the sound booth is very rudimentary. There is a projector and a center stage drop down screen. Condition is unknown. Some Apple computers and tablets are available. Condition is unknown. There is a baby grand piano. Condition is unknown.

GROUNDS

The property has an abundance of very large oak trees. The trees are in need of maintenance trimming to remove large branches that hang over the building. One tree that is next to the building and leaning toward it should probably be removed.

The parking lot and drives are in poor condition and will need replacing in the near future. They are usable for a time but should be restriped at the least. Seal coating before striping would improve longevity and appearance.