

# Part 1 Facilities Condition Assessment for Priority Level 1 Findings

## INTRODUCTION

The Facilities Condition Assessment provided focuses on identifying Priority Level 1 Findings, which MNK defines as facilities conditions which could potentially affect the health, safety and welfare of the building's occupants. More concisely, Priority Level 1 Findings include three key categories: Life Safety, Code Compliance, and Accessibility.

A walk-through level assessment was conducted by the professional architects and engineers that formed a part of our consultant team. Our team included Alegro Engineering, for the observation and analysis of mechanical and plumbing systems; Alpha Engineering, for electrical systems; and HKN Engineering for structural systems. The pages that follow narrate and illustrate the architect's and each engineer's professional opinion as to whether Priority Level 1 Findings are present, and the extent of their nature. The facilities condition assessment is organized by types of building systems: Architectural, Mechanical, Electrical, and Structural. Each of these sections contains information on **Building 1** Sanctuary | Gallery, **Building 2** Children's Religious Education, and **Building 3** Library | Admin. No assessment was made of the residential building planned to be demolished.

After the Facilities Condition Assessment was completed, MNK and its consultant team worked together with our cost estimating consultant, also part of our consultant team, to assist him in generating a budgetary number reflective of the cost to address the findings. The estimate is organized by type of work required (Architectural, Mechanical, Electrical, Structural), and by building (**Building 1** Sanctuary | Gallery, **Building 2** Children's Religious Education, and **Building 3** Library | Admin.). Again, costs provided reflect the monies needed to address Life Safety, Code Compliance, and/or Accessibility; these numbers do not reflect the cost to renovate the building.