

Assessment Narrative

2.35.0

2.35.1 **Sunset Elementary School**

2.35.2 GENERAL INFORMATION

Original Construction:

Additions/Renovations:

Site Area: undetermined

Floor Area (Permanent): approx. 15,000

Floor Area (Portable/Temporary):

Design Capacity: 788

Current Enrollment: 400

Capacity/Enrollment: 51%

Portables\Temporary: 3 classrooms

Permanent Classrooms: 26.

2.35.3 BUILDING CONSTRUCTION AND ARRANGEMENT

The campus consists of a one-story classroom building and numerous temporary buildings. The permanent one-story classroom building envelope consists of slab-on-grade, load bearing masonry walls, structural steel framing, steel decking, brick veneer, and non-insulated steel and aluminum windows. The temporary buildings are of various ages and construction material, including wood and metal. The buildings are connected with aluminum or wooden walkway covers.

2.35.4 INTERIOR FINISHES

Administrative Offices:

VCT flooring was observed to be in overall fair condition. Painted wood panel walls appeared to be in overall fair condition. The ceiling was ACT in fair condition. Lighting consisted of 2x4 fluorescent panels and overall appeared adequate. Interior doors, frames, and hardware were in fair condition but aging. Limited seating available. Metal and/or plastic laminate desks, shelves, and cabinets appeared adequate and to be in overall fair condition.

Corridors:

VCT flooring was observed to be in overall fair condition. Painted wood panel walls appeared to be in overall fair to poor condition. The ceilings were 12x12 Celotex in fair condition. Lighting consisted of 2x4 fluorescent panels and overall appeared inadequate. No lockers were present. Tack boards appeared in overall fair condition.

Assessment Narrative**Restrooms:**

Ceramic tile floor and base were observed and appeared to be in overall fair condition, with missing tiles in numerous locations. Painted CMU walls and painted wood panels were observed to be in overall fair condition. The ceilings were the 12x12 Cellotex. Lighting consisted of surface-mounted fluorescent strip lighting fixtures, and appeared to be adequate, in good condition. Plumbing fixtures appeared to be in fair condition. Toilet partitions were wood and in fair condition. Ventilation was poor. Toilet room doors were wood with hollow metal frames in fair to poor condition as was door hardware.

Classrooms

VCT flooring was observed and appeared to be in overall fair to poor condition. Painted CMU walls were observed to be in overall fair condition with painted wood panels in some areas noted. Ceilings were 12x12 Cellotex in fair condition. Ceilings appeared to be in overall fair condition, with some stained tile. Lighting appeared inadequate. Wood flush doors with hollow metal frames were observed to be in overall fair condition. Marker boards and tack boards appeared to be in overall fair condition. Some basic wood shelving observed to be in overall fair condition. Plastic chairs with steel frames, and laminate table tops with steel frames, were observed to be in overall good condition.

Gymnasium

Wood flooring was observed and appeared to be in overall fair to poor condition. Painted CMU walls were observed to be in overall fair condition with painted wood panels in some areas noted. Ceilings were exposed structure in fair condition. Ceilings appeared to be in overall fair condition, with some stained tile. Lighting appeared inadequate. Wood flush doors with hollow metal frames were observed to be in overall fair condition. Basketball goals were observed to be in overall fair condition. Bleachers were minimal wood were observed to be in overall fair condition. The roof structure was steel with wood decking and was aging. CMU walls exhibited some structural cracking. A stage was attached and was in fair condition. Ancillary spaces were small and inadequate.

Assessment Narrative**Library**

VCT flooring was observed and appeared to be in overall fair to poor condition. Painted CMU walls were observed to be in overall fair condition with painted wood panels in some areas noted. Ceilings were exposed construction. Lighting appeared inadequate. Wood flush doors with wood and hollow metal frames were observed to be in overall fair condition. Marker boards and tack boards appeared to be in overall fair condition. Some basic wood shelving observed to be in overall fair condition. Plastic chairs with steel frames, and laminate table tops with steel frames, were observed to be in overall good condition.

Cafeteria and Kitchen:

Terrazzo floor in Cafeteria and Kitchen was observed to be in overall fair condition. Painted CMU walls appeared to be in overall fair condition. Acoustical ceilings (2 x 4) in Cafeteria, with 2'x4' lay-in fluorescent light fixtures, were observed. Ceiling tiles appeared to be in overall fair to poor condition, with numerous stained tiles. Lighting appeared adequate. All food service equipment was observed to be aged and in fair condition. Plastic laminate tables with steel frames and plastic chairs appeared to be in overall good condition.

Computer Lab

The computer lab construction and finishes appeared to be the same as the typical classroom. Work stations: Plastic chairs with steel frames and plastic laminate tables with steel frames were observed to be in overall good condition. 34 computers were observed.

Band Room

The band room is housed in an old t-building and is in very poor condition overall.

2.35.5 WATER AND SEWAGE SYSTEMS

The facility is serviced by a public water supply source and public sewage disposal.

Assessment Narrative**2.35.6 HEATING AND AIR CONDITIONING SYSTEMS**

Split systems with gas fired heating and condensers mounted on ground for Cafeteria. All classrooms utilize through-wall units.

2.35.7 ELECTRICAL AND SIGNAL SYSTEMS

Multiple electrical service entrances were observed. Pole mounted electrical transformers were observed. Fluorescent lighting fixtures were observed throughout the facility.

2.35.8 Fire Protection System

The facility is unsprinklered, but is monitored by a fire alarm system. Fire extinguishers and a kitchen hood extinguisher system were observed.

2.35.9 EXTERIOR GROUNDS

The exterior grounds have un-paved parking/driveways in poor condition, without parking lot and security lighting. Concrete paved walkways and walkway covers are present. There is playground equipment present. Overall, landscaping is minimal, but grass and trees are in good condition and plentiful.