

Dunbar

5419 E. 36th Street

Kansas City, Missouri 64128

PHYSICAL BUILDING ASSESSMENT

ASSESSMENT METHODOLOGY:

Rosin Preservation and SWD conducted a site visit to the building on April 28, 2011. The site visit examined the school grounds and the exterior and interior of the building. The roof was not accessible for review, and mechanical and electrical systems were not reviewed. No invasive or destructive review techniques were employed.



The team also reviewed written information provided by the owner. These documents included:

- CADD floor plans -- basically accurate.

CONDITION RATING: ****

The building is structurally sound. The exterior envelop is in good condition with remaining usable life of the envelop components. Building envelop requires only minor repairs. Interior finishes are in fair condition with typical wear from use. The mechanical and electrical systems appear to be sufficient and in good condition for immediate building use. The exterior site requires minimal repairs of damaged areas, including parking paving at large pothole.

HISTORIC RATING: ****

Good example of a Progressive Era elementary school. Much of its original plan and fabric remain intact, although several rooms have been reconfigured and repurposed. Some original elements have been lost and finishes have been updated. Despite these changes the building appears eligible for listing in the National Register of Historic Places.

PHYSICAL OBSTACLES TO REUSE: None.

DESCRIPTION OF EXISTING BUILDING ELEMENTS/FEATURES AND VISIBLE ISSUES

Building Structure

- Foundation: Concrete, generally in good condition
- Floor Framing: Concrete slab on grade.
- Roof Framing: Undetermined. Assumed to be steel.

Note: No items were noted for further in-depth review by structural consultant.

Exterior Envelope

- Exterior Wall Construction: Dark red tapestry brick. Masonry is generally in good condition. Lots of through wall vents and scuppers; some AC units are through-wall below windows.
- Exterior Windows: Bands of three, vertically-stacked double-pane aluminum sashes. Upper sashes are fixed. Lower sashes operate as hoppers. Hoppers have screens. Continuous thin marble sills on interior. Windows are generally in good condition.
- Exterior Entrances: Paired multi-light aluminum doors with sidelights. Inner vestibule is same configuration

Dunbar

5419 E. 36th Street

Kansas City, Missouri 64128

but of wood. Doors and frames are generally in fair condition. Doors on the west elevation were noted with deteriorated areas of rust.

- Roof: Flat roof, condition unknown. Aluminum coping with heavy square downpouts.

Building Interior

- Corridors: Painted CMU walls with some exposed brick accent walls. VCT flooring. Lay-in grid ceiling. Materials are generally in good condition.
- Classroom Entries: Blond wood doors in metal frames have a small vertical window. Materials are generally in good condition.
- Classrooms: Same finishes as corridors. Non-window walls have chalk and tack boards with light wood frames and chalk rails. These are screwed into walls. Some classrooms have built-ins - free-standing cabinet that defines coat area, shelves and closet – all in light wood. Materials are generally in good condition.
- Walls: Mostly painted CMU. Materials are generally in good to fair condition.
- Ceilings: Grid ceiling with lay-in acoustical panels and recessed florescent light fixtures. Materials are generally in good to fair condition.
- Trim: Light wood chalk boards and built in cabinets; brick accent walls; marble window sills. Generally in good condition.
- Floors: VCT. Some carpet in classrooms. VCT is generally in good condition. Carpet is fair to poor condition.
- Stairwells/Egress: None.
- Restrooms: Modern finishes and fixtures, generally in fair condition.

Conveying System

- None.

Fire Protection Systems

- Fire Alarm system is a simple manual system with horns, strobes and pulls located in corridors. No smoke detectors.
- Fire sprinklers were noted in two areas on the ground floor, in Homemaking 152 and Industrial Arts 153.

Mechanical / Electrical Systems (Information from the 2006 Building Dialog)

- Two low pressure boilers provide steam for heating throughout the building. The steam is circulated to fin tube convectors and unit ventilators at the perimeter walls. The air handler AHU-1 serving the east side of the building also has a steam heat coil.
- Partial air-conditioning is also provided by a 20 ton split system. AHU-1 supplies the east portion of the building. There are VAV boxes that maintain the space temperatures. Four classrooms are air-conditioned with window units. The gymnasium is not heated or air-conditioned.
- Electrical system is a 600A 208Y/120V.

Site

- Retaining Walls: Concrete wall along the south and west sides of the site and at the boiler room area well appear to be in good condition.
- Sidewalks: Concrete, generally in fair to condition. Stairs at the west playground are slightly damaged and the sidewalk at the main entrance is damaged in several areas. City owned sidewalks surrounding the site are generally in fair condition.
- Parking Lots: Asphalt is in fair condition. In need of plant removal, resealing and striping. There is a large pot hole in the south portion of the lot that will require repair.
- Playground: Asphalt is in fair condition. In need of plant removal, some patching and resealing and

Dunbar

5419 E. 36th Street

Kansas City, Missouri 64128

striping.

- Playground Equipment: There is no playground equipment on site.
- Lawn and Landscaping: Fair condition, with a significant amount of weeds in the lawn areas. There is no decorative landscaping.
- Fencing: Chain link in fair condition with a damaged area noted on the west side of the site.
- Exterior railings: Typical steel pipe, fair condition with some damaged areas. Repainting recommended.

Key Public Spaces

- Gymnasium: Wood floor, raised stage, high ceiling. Doubles as a cafeteria (kitchen is across the hall).

Other Special/Distinct Features

- Brick and light wood accents on interior.
- Wood framed glazed wall at office (next to front door)
- Non-original lockers in corridors.