Child Development Center Project
Design Build
Request for Proposal

The Nooksack Indian Tribe is a federally recognized tribe located in Deming WA. We maintain a Tribal Council and Tribal Government. Both our Council and Government work to create a better future for every Nooksack and ensure our tribe’s sovereignty. One of the many services that we administer is the Early Childhood Education Department.

**Project name**
Child Development Center (CDC)

**Purpose:**
The Nooksack Indian Tribe, Early Childhood Education Department (ECE), is seeking proposals from qualified firms and/or consulting teams to provide Design-Build services for the remodel of an existing structure, with the purpose of operating a state licensed Early Learning & Child Care Center. Age groups: Infant (6 wks. – 12 months), Toddler (1 yr. – 3 yrs.), Preschool (3 yrs. – 5 yrs.).

The existing structure is a 3,518 sqft single story building that served as the Deming Presbyterian Church. An inspection report of the building indicates that it is structurally sound and in need of minimal maintenance repair.

It sits on a recently surveyed lot of 100 feet x 200 feet with an adjoining lot of 100 feet x 40 feet. It is Fee land in the jurisdiction of Whatcom county.

The ECE Director, working with staff has developed most of the conceptual design for the interior space as well as a furnishings vendor list. This project will also include site development for an outdoor play area, parking and traffic flow for drop off and pick up.

**Scope of work**

1. Working closely with our team:
   - Develop the Action Plan
   - Identify Critical Success Factors
   - Collaborate with ECE Director and staff on conceptual and schematic design (attached). This will include Economic Development and Planning, Maintenance Department, IT Department

2. Create a project timeline and budget
3. Draft construction drawings and specifications as needed for permitting and construction per Whatcom County Codes for:
   - International building code (IRC)
   - International fire code (IFC)
   - International mechanical code (IMC)
   - Uniform plumbing code (UPC)
   - Uniform code of abatement of dangerous buildings
   - Washington State energy code (WSEC)
   - Washington State ventilation and indoor air quality code (VIAQ)
   - Washington State Administrative Code for Licensed Child Care centers WAC-110-300-

4. Secure permits/inspections
   - Whatcom County Planning
   - Washington State Child Care, Department of Children, Youth & Families (DCYF) floor plan review
   - OSS review to determine adequacy for new use

5. Abatement (inspection report is already completed.)

6. Construction
   - Interior remodel
   - Outdoor Play ground, parking, traffic flow, fencing, no paving, some crushed rock
   - Including repairs needed as called out in the Building Inspection Report (attached)

7. Landscape

8. Final walkthrough check list

**Project Specifics**

The Tribe will decide on the funding source. The funding source will determine whether Davis Bacon applies. Please develop a proposal that includes Davis Bacon wages and non-Davis Bacon wages. This does not affect the selection process. In the case that you do not wish to participate in a Davis Bacon project you are encouraged to submit a non-Davis Bacon proposal. If the funding source is determined to be non-Davis Bacon you will be eligible for review.

**RFP Requirements**

To facilitate review of RFP’s, proposals must be organized to address each of the following in the order set forth below. Please note, we are not looking for a large proposal document and brevity will be valued. You will not be evaluated on the formality of your response, only completeness.

Successful candidates will have experience with child care centers and their design requirements as regulated by the Washington State Department of Children, Youth and Families (DCYF) and Washington Administrative Codes for Early Learning Programs WAC 110-300.

At a minimum, the response must address/provide the following:
Qualifications, References and Organization Information

1. Information describing your firm/team.
2. Information on any subcontractors or consulting teams.
3. Describe your firm/team’s experience in evaluating, planning, and designing early learning & childcare centers.
4. Describe the expertise and experience of the proposed professionals who would be assigned to work with the ECE Director. Particularly the individual(s) who would be the ECE Director’s primary day-to-day contact(s).
5. A clear and concise rationale as to why the Tribe should select your organization over other qualified organizations.
6. Up to three references regarding your work on similar projects.
7. A certificate of status/certificate of good standing from your company’s state of formation.

Project Details

1. Narrative or description of the general approach and methodology for the project.
2. Your firm/team’s plan for Conceptual architectural design of the Center
3. Describe your firm/team’s experience with Washington Administrative Codes (WAC).
4. Provide examples of comparable projects (with stated justification as to why the examples are comparable) completed or underway;

Insurance Requirements

The firm/consultant to whom this is awarded, shall maintain at its own expense and provide copies to the ECE Director upon request the following insurance policies:

- **Owners and Contractors Protective (OCP).** For all construction projects, Contractor shall maintain an OCP policy with a minimum limit of liability of $3,000,000 per occurrence and in the aggregate for bodily injury and property damage liability. Each policy shall specify the Tribe and all officers and employees of the Tribe as Named Insured. The OCP policy shall not be subject to a deductible or contain provisions for a deductible.

- **Workers Compensation (WC).** Contractor shall maintain WC insurance policy in compliance with RCW Title 51.

- **Unemployment Insurance (UI).** Contractor shall maintain a UI policy in compliance with RCW Title 50.

- **Commercial General Liability (CGL).** Contractor shall maintain a CGL policy with a minimum limit of liability of $1,000,000 per occurrence and in the aggregate for bodily injury and property damage.

- **Commercial Automobile Liability (CAL).** Contractor shall maintain a CAL policy with a minimum limit of liability of $1,000,000 per occurrence for bodily injury and property damage. This insurance shall include for bodily injury and property damage the following coverage: (1) owned
vehicles/equipment; (2) hired/rented/leased vehicles/equipment; and, (3) non-owned vehicles/equipment. Each policy shall specify the Tribe and all officers and employees of the Tribe as Additional Insured. This coverage may be any combination of primary, umbrella, or excess liability coverage.

- **Professional Liability (PL).** Contractor shall maintain a professional liability policy with a minimum limit of liability not less than $1,000,000 per occurrence or claim, $2,000,000 aggregate.

**Bonding Requirements**

- See attachment “C”

**License**

The awarded company will need to submit a copy of their Nooksack Tribal Business license.


**Deliverables**

Our expectation of Design-Build by definition is:

**Design-build** is a method of project delivery in which one entity - the design-build team - works under a single contract with the project owner to provide design and construction services. One entity, one contract, one unified flow of work from initial concept through completion.

Upon completion of the Design-Build project, deliver to the ECE Director:

- Hard copy of any signed and stamped documents including Drawings, As-builts, Permits, Document recordings to county Auditor or Health department.
- Digital .dwg files of the project drawings or other format as used.
- Materials Specification (doors, windows, hardware, furnishings, etc.)
- Binder containing any warranties, O&M Instructions, MSDS sheets.

**RFP SUBMITTALS**

Proposals must be submitted no later than September 13th, 2021 at 2:00 p.m. Pacific Standard Time. Proposals can be submitted by email to the ECE Director at aallard@nooksack-nsn.gov.

Questions are welcome and a site visit can be arranged anytime up until September 10th, 2021 before 4 pm Pacific Standard Time. Responses to questions will be made available to all bidders via email. We encourage questions early and throughout the proposal preparation period. Efforts will be made to be prompt in responding to questions, but the Tribe is not responsible for any effect on a particular proposal from the timing of, or the response itself. Proposals must be signed by an individual or individuals authorized to execute legal documents on behalf of the proposer. It is the proposer's sole responsibility to ensure that their proposal is received before the scheduled closing time for receipt of proposals. No corrected or resubmitted proposals will be accepted after the deadline. This RFP is NOT a formal request for bids, or an offer by the Tribe to contract with any organization(s) but not contract with any organization for the services requested.
Contact:

Alicia Allard
Early Childhood Education Director
Nooksack Indian Tribe
aallard@nooksack-nsn.gov
360-966-1251 (cell)

Attachments

1. Attachment “C” Bonding requirements
2. Building inspection report
3. OSS report
4. As-built drawings
5. Conceptual design drawings
6. Child Care Facility Short list
7. Playground short list
8. Picture
ATTACHMENT "C" BONDING REQUIREMENTS

The Bidder understands and agrees that it shall meet the minimum bonding requirements of 2 C.F.R. § 200.325(a) and further identified herein.

1. The Bidder shall furnish a Bid Deposit of at least five percent (5%) of the total Bid at the time of Bid submission.

2. The Bid Deposit shall be in the form of: cash, certified check, cashier’s check, or a proposal bond (Surety bond) only.

3. Any proposal bond shall be on a form acceptable to the Tribe and shall be signed by the Bidder and the Surety.

4. A proposal bond shall not be conditioned in any way to modify the minimum five percent (5%) required.

5. The Surety shall: (1) be registered with the Washington State Insurance Commissioner, and (2) appear on the current Authorized Insurance List in the State of Washington published by the Office of the Insurance Commissioner.

6. Bidder shall also execute and complete the Deposit for Bid Form attached hereto.

Further, Bidder understands and agrees that if selected, Bidder shall meet the minimum bonding requirements of 2 C.F.R. § 200.325(b)-(c) and further identified herein.

1. Selected Bidder shall obtain and provide to the Tribe, on a form substantially similar to the attached and acceptable to the Tribe, a Contract Bond (Performance and Payment) in the amount of 100% of the contract price, with a corporate surety approved by the Tribe in order to secure fulfillment of all the obligations of the Contractor under the Contract and to assure payment as required by law of all persons supplying labor and material in the execution of the work provided for in the Contract.

Understood and agreed this __ day of __________________, 20__.  

By:__________________________  
Signature:____________________  
Title:__________________________  
SSI# or EIN#:__________________  
Date:__________________________
BID DEPOSIT STATEMENT:

A BID Guaranty in an amount of five percent (5%) of the total amount bid based upon the approximate estimate of quantities at the prices stated in this bid, and in the form identified below, is attached hereto:

[ ] Cashier's Check in the amount of $_______________._____, # _____________.

[ ] Certified Check in the amount of $_______________._____, payable to the Nooksack Indian Tribe.

[ ] Postal Money Order in the amount of $ _______________._____.

[ ] Bid Bond in the amount of five percent (5%) of the total bid amount (See attached Bid Bond form).

Surety:
If the Bidder is awarded a construction contract on this Bid, the Surety that will provide the Contract Bond will be:

______________________________
Name

______________________________
Street Address

______________________________
City, State, Zip
CONTRACT BOND (Performance & Payment Bond)

KNOWN BY ALL MEN BY THESE PRESENTS,

That

of ___________________________________, as Principal, and ________________________, as Surety, are
jointly and severally held and bound unto the Nooksack Indian Tribe.

In the penal sum of Dollars ($ ________________________), for the payment of which we jointly and
severely bind ourselves, our heirs, executors, administrators, and assigns, and successors and assigns,
firmly by these presents.

THE CONDITION of this bond is such that whereas, on the _____day of ___________________ A.D.,
20__, the said ______________________________

THE CONDITION of this bond is such that whereas, on the

day of ___________________ A.D., 20__, the said ________________________________
Principal, herein, executed a certain contract with the Nooksack Indian Tribe by the items, Conditions
and provisions of which the said ________________________________
Principal, herein, agree to furnish all material and do certain work, to wit: That

_______________________________________________. Will undertake and complete the

construction of:

_______________________________________________

_______________________________________________

according to the maps, plans and specifications made a part of said contract, which contract as so
executed, is hereunto attached, is now referred to and by reference is incorporated herein and
made apart hereof as fully for all purposes as if here set forth at length. This bond shall cover all
approved change orders as if they were in the original contract.

NOW, THEREFORE, if the Principal herein shall faithfully and truly observe and comply with
the terms, conditions, and provisions of said contract in all respects and shall well and truly and
fully do and perform all matters and things by them undertaken to be performed under Said
contract, upon the terms proposed therein; and within the time prescribed therein, and until the
same is accepted, and shall pay all laborers, mechanics, subcontractors, and material men, and all
persons who shall supply such contractor or subcontractor with provisions and supplies for the
carrying on of such work, and shall in all respects, faithfully perform said contract according to
law, then this obligation to be void, otherwise to remain in full force and effect.

WITNESS our hands this ___ day of ____________________, 20__
Principal.

__________________________

(Attorney-in-fact, Surety)

__________________________

Name and Address Local Office of Agent

APPROVED:

__________________________

By:__________________________

Approving Authority

Date:__________________________

__________________________

Surety Bond No.

__________________________

Contract No.
Building Inspection Report
Prepared For:
Nooksack Indian Tribe

5075 Karen St,
Deming, WA

Inspection Date: 3/29/2019

Prepared By: Inside N Out Inspection Services
Phone: 360-393-0274

Inspector: Dennis Flaherty
Washington State Licensed Inspector #218
WSDA Structural Pest Inspector License #70563
ASHI Certified Inspector #244796
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Inspection Overview and Summary

You are encouraged to read the following report in its entirety.

Time Started:  8:30 AM  
Time Finished:  11:30 AM  
Occupied:  No  
Front Door Faces:  South  
Weather:  Clear  
Temperature:  55-60 °F  
Type of Building:  Commercial Structure, Stick Built with Cedar Shake Roof  
Year Built:  1977  
Inspection Fee:  $650

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report:

**Safety Issue:** denotes a condition that is potentially unsafe and in need of prompt attention.

**Evaluate:** denotes a potentially significant condition that requires further inspection by a specialist in the respective field.

**WDO:** denotes the “Structural Pest Inspection” section of the report, which includes conditions conducive to wood destroying organisms (WDO), and should therefore be given a high priority for repair.

**Repair:** denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.

**Improve:** denotes improvements that are recommended as an upgrade or to meet modern industry standards.

**Monitor:** denotes a system or component needing monitoring in order to determine if repairs are necessary or periodical maintenance to ensure continued proper function.

**Note:** denotes an item of interest that does not require any repairs or monitoring but may be of interest.
# Exterior and Grounds

## Description of Exterior and Grounds

<table>
<thead>
<tr>
<th>Description</th>
<th>Example</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wall Cladding:</td>
<td>Plywood Siding</td>
</tr>
<tr>
<td>Exterior Doors:</td>
<td>Solid Wood</td>
</tr>
<tr>
<td>Windows:</td>
<td>Aluminum Frame</td>
</tr>
<tr>
<td>Walkways, Porches and Patios:</td>
<td>Concrete, Gravel</td>
</tr>
<tr>
<td>General Topography:</td>
<td>Level Grade</td>
</tr>
<tr>
<td>Foundation:</td>
<td>Poured Concrete, Crawl Space Configuration</td>
</tr>
</tbody>
</table>

## Exterior and Grounds Observations and Recommendations

**Repair:** Foundation crack measuring less than one eighth of an inch across with no vertical or horizontal displacement emanating from siding to subsurface, located at the east wall of the south wing and south wall of the south wing roughly mid span radiating from the crawl space vents. Recommend sealing crack and monitoring for further deformation.

**WDO:** The north emergency exit door exhibit localized wood rot and delamination of the door panel near ground level. Recommend replacement to correct for damaged material.

**Repair:** The exterior plywood siding exhibits areas of surface delamination such as the south wall above the crawl space hatch and along the west wall above the belly band trim near northwest corner. Recommend replacement of degraded sections of plywood siding.
Repair: Both crawl space hatch cover are poorly constructed and exhibit openings that may allow pest intrusion into the crawl space area and appear to have been entry points for rodent intrusion. Recommend construction of a secondary access door across the foundation openings to eliminate dependence on poorly fitting covers.

WDO: The support posts for the porch roof structure over the south emergency exit exhibits severe wood rot at the base of the posts. Recommend review by licensed contractor for replacement of both posts.
Repair: The soffit vent screens are damaged at the east roof eave between the two east facing windows of the southeast rooms. Recommend ensuring no active bird nests in the attic space and installing screens over open holes to prevent any further intrusion.

WDO: The soffit board at the southwest corner of the front porch roof exhibits localized wood rot and an area of missing soffit roughly 3 feet in length. The damaged area is consistent with water intrusion from the roof surface or integral gutter system. Recommend further review by licensed contractor to determine source and extent of water intrusion related damage followed by repairs as needed.
**Repair:** Crawl space vent screens are damaged, not secure or below soil grade at various locations around the exterior which has allowed rodent intrusion into the crawl space. Recommend survey of all vents for repair of screens to eliminate access for rodents.
LIMITATIONS OF EXTERIOR AND GROUNDS INSPECTION

- Unless otherwise noted, the exterior is inspected from ground level.
- Structural components concealed behind finished surfaces could not be inspected.
- The inspection does not include an assessment of geological, hydrological conditions, or environmental hazards.
- Engineering or architectural services such as calculation of structural capacities or adequacy are not part of a home inspection.
- Buried drainage components including perforated drains and tightline systems could not be visually inspected.
- Determining the condition of concrete driveways is not part of the inspection process.

Roofing

DESCRIPTION OF ROOFING

<table>
<thead>
<tr>
<th>Roof Type:</th>
<th>Gable</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roof Covering:</td>
<td>Cedar Shake</td>
</tr>
<tr>
<td>Roof Flashings:</td>
<td>Metal</td>
</tr>
<tr>
<td>Soffits:</td>
<td>Wood</td>
</tr>
<tr>
<td>Fascia:</td>
<td>Wood</td>
</tr>
<tr>
<td>Roof Drainage System:</td>
<td>Aluminum</td>
</tr>
<tr>
<td>Skylights:</td>
<td>None</td>
</tr>
<tr>
<td>Method of Inspection:</td>
<td>Viewed from Ladder at Eave</td>
</tr>
</tbody>
</table>

ROOFING OBSERVATIONS AND RECOMMENDATIONS

**Repair:** Electrical service mast boot exhibits a cracked and failed boot which may allow water through to roof sheathing or attic. Recommend review for repair or replacement by a licensed roofing contractor.

**Repair:** The west rain gutter is pulling away from the structure at the north end. Also, all the gutters and roof drainage systems are impacted with leaves and debris which are preventing functional operation of rain gutter system and may be allowing water spillage onto siding of house. Recommend repair to gutter system followed by cleaning gutters followed by regular inspections to ensure continued functional operation.
Evaluate: The cedar shingle roof exhibits cupping and splits affecting some shingles and broken, missing or damaged shingles along the west half of east/west ridge due to wind damage. Recommend evaluation of roof surface for repair or replacement cost estimates by license roofing contractor followed by improvements as needed.
**Repair:** The cedar shake roof exhibits discoloration due to weathering, moss accumulation and debris in valleys. Recommend cleaning and application of a weather seal or wood preservative accomplished by a qualified roofing contractor to prolong the life of the shingles if replacement is deferred.

**Repair:** The curb flashing for the front entry roof is a single strip of galvanized metal which should ideally be a continuous curve that extends over the entire curb surface and down the sides to ensure no leakage. Recommend consulting with a licensed roofing contractor in conjunction with other repairs for improvement measures as needed.

**LIMITATIONS OF ROOFING INSPECTION**

- Not all the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Leakage can develop at any time and may depend on rain intensity, wind direction, ice build-up, and other factors.
- Antennae and chimney/flue interiors that are not readily accessible are not inspected and could require repair.
DESCRIPTION OF ATTIC

Method of Inspection: • Traversed
Access Location: • Ceiling
Roof Structure Type: • Trusses • 2x4 • 24 in. On Center
Ceiling Structure Type: • Trusses • 2x4 • 24 in. On Center
Roof Sheathing: • 1x6 Skip Sheathing
Ventilation: • Soffit Vents • Typical Roof Vents

ATTIC OBSERVATIONS AND RECOMMENDATIONS

Repair: The attic insulation exhibits nesting, traffic patterns and some areas of soiling due to vermin habitation. Recommend further review by an insulation contractor for removal as needed followed by air sealing (expanding foam and caulk in any gaps) to eliminate entry points and improve energy efficiency and replacement.

Repair: The kitchen exhaust hood is not properly vented (terminated) to the exterior at the roof vent due to the lack of a collared roof vent and associated ducting. Recommend installation of a collared roof vent followed by proper termination of the vent pipe to the exterior to eliminate moist air and oily soot from entering the attic space.
Repair: The bathroom ceiling exhaust fans vent into the attic space due to the absence of a collared roof vent and associated flex insulated ducting. Recommend installation of roof vent and ducting to eliminate damp air venting into the attic space to comply with modern ventilation standards.

**LIMITATIONS OF ATTIC INSPECTION**

- Except where noted, areas and components concealed by insulation, finished surfaces, or restricted access are not inspected.
- Roughly 30% of the attic area around the perimeter of the roof surface is inaccessible for inspection.

**DESCRIPTION OF ELECTRICAL**

<table>
<thead>
<tr>
<th>Location of Service Panel:</th>
<th>East Wall of Utility Room</th>
</tr>
</thead>
<tbody>
<tr>
<td>Size of Electrical Service:</td>
<td>200 Amp 120/240 Volt Main Service</td>
</tr>
<tr>
<td>Service Drop:</td>
<td>Overhead</td>
</tr>
<tr>
<td>Service Entrance Conductors:</td>
<td>Copper</td>
</tr>
<tr>
<td>Service Grounding:</td>
<td>Ground Rod Connection</td>
</tr>
<tr>
<td>Overcurrent Protection:</td>
<td>Circuit Breakers</td>
</tr>
<tr>
<td>Main Disconnect:</td>
<td>Single Breaker at Top of Panel</td>
</tr>
<tr>
<td>Open Breaker Slots Available:</td>
<td>Yes</td>
</tr>
<tr>
<td>Distribution Wiring:</td>
<td>Non-Metallic Sheathed Cable &quot;Romex&quot;</td>
</tr>
<tr>
<td>Switches &amp; Receptacles:</td>
<td>Grounded</td>
</tr>
<tr>
<td>Ground Fault Circuit Interrupters:</td>
<td>Bathrooms</td>
</tr>
<tr>
<td>Smoke Detectors:</td>
<td>None Installed</td>
</tr>
</tbody>
</table>

**ELECTRICAL OBSERVATIONS AND RECOMMENDATIONS**

**Safety Issue:** Currently there are no smoke detectors installed in the building. Recommend installing detectors in each sleeping room of the house to comply with current building and safety standards.

**Safety Issue:** Currently the electrical outlets in the kitchen, laundry, garage and exterior are not GFCI protected. Recommend installation of a GFCI outlet by qualified tradesperson to comply with current building and safety standards.

**Repair:** Ground Fault Circuit Interrupter (GFCI) outlet serving the men’s room failed to test or reset. Recommend replacement of GFCI to improve occupant safety.

**Safety Issue:** The outlet at the east wall of the southeast room and north wall northeast corner of the main room is incorrectly wired (the hot and neutral conductors tested as reversed). Recommend repair to electrical connection be accomplished by qualified tradesperson to improve functionality and safety.

**LIMITATIONS OF ELECTRICAL INSPECTION**

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include telephone, cable, or low voltage wiring, remote control devices, alarm systems and components, or other ancillary wiring systems that are not part of the primary electrical power distribution system.
DESCRIPTION OF HEATING

Energy Source:  • Natural Gas
Vents, Flues, Chimneys:  • Metal-Single Wall and Multi-Wall
Heat Distribution Methods:  • Flexible Ductwork
Heating System Type:  • Forced Air Furnace
Manufacturer:  • Lennox  • Furnace Age: 10 Years

Heating System Type:  • Forced Air Furnace
Manufacturer:  • Lennox  • Furnace Age: 33 Years

HEATING OBSERVATIONS AND RECOMMENDATIONS

Improve: Furnace manufacturers recommend annual service and cleaning, the last service of the furnaces was accomplished over 5 years ago. Recommend a service and cleaning to maintain optimum safe and efficient operation.

Repair: The furnace serving the northwest rooms is an older heater at 33 years that is inefficient and at an increased risk of compromised heat exchanger. Recommend consulting with a heating contractor about the cost savings associated with upgrading to a high efficiency furnace.

Repair: The furnace thermostat fan switch on the west wall of the east main room failed to activate the fan but the furnace operates normally during heating test. Recommend repairs by a heating contractor if fan with no heat option is desired.

LIMITATIONS OF HEATING INSPECTION

• The adequacy of heat supply or distribution balance is not inspected.
• The interiors of flues or chimneys that are not readily accessible are not inspected, nor are fires lit in fireplaces or woodstoves.
• The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
DESCRIPTION OF PLUMBING

Water Heater Energy Source: • Electric
Capacity: • Unable to Determine
Water Heater Age: • Unable to Determine
Water Supply Source: • Public Water Supply
Service Pipe to House: • Copper
Main Water Valve Location: • Front Planter Bed
Interior Supply Piping: • Copper
Static Water Pressure: • 70 PSI
Drain, Waste, & Vent Piping: • Cast Iron
Fuel Shut-Off Valves: • Meter at North Exterior Wall

PLUMBING OBSERVATIONS AND RECOMMENDATIONS

**Repair:** The exterior hose bib located on the south wall exhibits a constant drip with the valve handle in the closed position and leakage from around the handle assembly during use. Recommend repair or replacement of the hose bib assembly to improve water conservation.

**Repair:** Active water leakage was observed at the elastomeric coupling for the second toilet from the southwest corner. Recommend further review by license plumber for repairs to the connection to eliminate any further leakage.

**Improve:** The age, manufacturer and condition of the water heater were not determined due to the heater in an inaccessible location under the kitchen countertop. Recommend accessing the water heater to determine age and condition.
Repair: The east toilet of the ladies bathroom is loosely attached to the floor. Recommend removal of the toilet to allow for inspection of the flange followed by repairs as needed and replacement of wax ring seal and reinstallation of toilet to ensure no leakage due to an improperly sealed wax ring.

Repair: The water supply line entering the top of the men’s urinal exhibits active leakage during operational testing. Recommend further review by licensed plumber for repairs as needed.

LIMITATIONS OF PLUMBING INSPECTION

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality, private wells and private septic systems are not tested.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected.
DESCRIPTION OF INTERIOR

| Wall and Ceiling Materials: | • Drywall  • Paneling  |
| Doors:                     | • Wood-Hollow Core    |
| Window Type:               | • Sliders             |
| Window Glazing:            | • Double Pane         |

INTERIOR OBSERVATIONS AND RECOMMENDATIONS

**Repair:** Rodent entry hole into the interior observed between the two forced air furnaces. Recommend repair to the floor to eliminate entry point.

**Repair:** The following ceiling locations exhibits water stains consistent with a roof leakage from above but scan of the stained areas with a moisture meter did not indicate any areas of high moisture readings; around the combustion exhaust vent of the forced air furnace, ceiling at the center of the utility room, north ceiling of the men’s bathroom and south ceiling of the women’s bathroom Conclusive determination of any damage would require removal of ceiling material. Recommend repairing drywall, texture and paint followed by monitoring area over time to determine if leakage is active.
Monitor: Acoustical ceiling such as found in the living room in some case is found to contain asbestos. This is a common application found in structures of the age, but certain precautions should be taken to avoid possible exposure. The application of paint to the surface can greatly reduce any flaking or dust. If conclusive determination is desired a tablespoon sized samples can be dropped off at local testing lab at CAZ environmental see: https://www.cazenviro.com/. Also, more information may be found at: http://www.epa.gov/asbestos/pubs/verm.html.

Safety Issue: Emergency egress lighting is required at interior exit accesses and at exit discharges. The term “exit access” denotes designated stairs, corridors, ramps and passageways leading to an exit. Presently the exit doors are
not adequately illuminated to comply with building and safety standards. Recommend consulting with a commercial lighting contractor for modernization of egress lighting to comply with modern standards.

**Repair:** The third window from the north on the west wall exhibits a cracked glazing unit. Also the easternmost north facing window of the northeast room exhibits a missing lock assembly. Recommend replacement of damaged window pane and repair to the window to improve occupant security.

**Repair:** The following windows exhibit fogging and condensation between the glass panes consistent with a compromised vacuum seal; east facing window southeast room, westernmost north facing window of the north room and northernmost west facing window of the north room. Recommend review of all glazing units by a window installer to determine if other panes have failed vacuum seals that aren't presently detectable followed by replacement of glazing units as needed to improve visibility and energy efficiency.

**LIMITATIONS OF INTERIOR INSPECTION**

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection.
- Detection of past leakage in kitchens and bathrooms cannot always be detected; a reasonable effort is made to determine if problems from past leakage exist.

**Appliances**

**DESCRIPTION OF APPLIANCES**

**Appliances Tested:**  
- Electric Range and Cooktop  
- Dishwasher  
- Refrigerator
Other Components Tested:  • Bathroom Exhaust Fan

APPLIANCES OBSERVATIONS AND RECOMMENDATIONS

Repair: The range hood for the oven fails to respond to switch commands. Recommend repairs to the range hood connections to regain functional operation.

LIMITATIONS OF APPLIANCES INSPECTION

- Thermostats, timers and other specialized features and controls are not tested.
- Appliances are tested for fundamental operation only. The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.
- Freestanding appliances such as clothes washer, dryer and refrigerator are not included in scope of inspection.
- Built-in Vacuum systems are not included as part of the inspection.

Crawl Space

DESCRIPTION OF CRAWL SPACE

Method of Inspection:  • Traversed
Location of Access:  • South Exterior Wall
Insulation Material:  • Fiberglass  • Rolls or Batts
Ventilation:  • Exterior Wall Vents
Vapor Barrier:  • Yes  • Clear Polyethylene
Post Material:  • Solid Wood  • 4x6  • 6x6
Beam Material:  • Solid Wood  • 6x8
Joist Material:  • Solid Wood  • 2x10  • 16 in. On Center
Subfloor Material:  • Plywood

CRAWL SPACE OBSERVATIONS AND RECOMMENDATIONS

Repair: Heating duct insulation is failing or missing at a number of locations in the crawl space. Also, flexible duct connection under the east main room is nearing failure and is not properly supported. Recommend survey of all heating ducts for repairing strapping and duct insulation to improve energy efficiency.

Repair: The crawl space exhibits vermin occupancy, nesting and soiling of the subfloor insulation. Recommend further review by an insulation contractor for removal, air sealing all openings in the subfloor, locating and blocking entry points followed by replacement as needed when all entry points have been discovered and fixed.
Repair: Though no live rodents were observed there was evidence of animal occupancy. Use of traps or poison controls and consulting a pest control specialist is recommended.

Repair: The polyethylene vapor barrier in the crawlspace exhibits shredded insulation, vermin soiling and staining and nesting debris. Recommend crawlspace cleanup and replacement of degraded vapor barrier to eliminate pest intrusion related debris and soiling.
• Except where noted, areas and components concealed behind insulation, finished surfaces or restricted access are not inspected.

THE SCOPE OF THE INSPECTION

It is the goal of the inspection to put a home-buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

You are encouraged to obtain competitive estimates for major repair needs. Safety issues should be addressed promptly. **It is recommended that all corrective work, other than routine maintenance activities be performed by qualified licensed contractors prior to the end of the inspection period or closing.**

The information contained in this report was prepared exclusively for the named Client(s) and their authorized representative(s) and is not transferable without the expressed consent of Inside N Out Inspection Services, LLC.
Client Information

Nooksack Indian Tribe

Inspection Information

Inspection #32919A
Inspection Date: 3/29/2019
Inspection Address: 5075 Karen St, Deming, WA.

Payment Information

Paid in full,
Total: $650

Thanks for your business, and please call me again for your next inspection.
Respectfully submitted by:

Dennis Flaherty,
Owner/Inspector
Whatcom County Health Department

ON-SITE SEWAGE SYSTEM (OSS)
REPORT OF SYSTEM STATUS

Homeowners - please use the HROSS form

Date of Inspection 2/17/2017  Tax Parcel # 390531 140248

Site Address 5075 Karen St  Property ID: 109359

Space/Lot Number or Location (if multiple OSS)

Owner Richard New  Phone 592-5552

Originals must be submitted to the Health Department. No photocopies – No faxes.
Incomplete evaluations will not be accepted. All spaces must be complete or marked N/A if not applicable.

OPERATIONAL STATUS:

Upon Arrival  □ Satisfactory  □ Maintenance Needed  □ Failure

Upon Completion  □ Satisfactory  □ Maintenance Needed  □ Failure

(If “Maintenance Needed” is checked, describe type of maintenance needed / completed on page 4 (Maintenance Addendum).
If septic tank pumping is only maintenance needed, page 4 is not required.)

EVALUATION PERFORMED FOR:

□ Routine Compliance  □ Property Transfer

OSS SOURCE:

□ Single Family  □ Food Service – Name: ____________________________

□ Community  □ Other (type)  Vacant Church

OSS TYPE:

Check One  □ Conventional Gravity  □ Pump to Gravity Distribution  □ Non-Pressurized Mound

□ Pressure Distribution  □ ATU w/ Drip Irrigation  □ Sand Filter w/ Pressure Dist.

□ Biofilter  □ ATU to Gravity  □ Sand Filter w/ Gravity

□ Drip Irrigation (w/out ATU)  □ ATU w/ Mound  □ Sand Filter w/ Mound

□ Mound  □ ATU w/ Pressure Distribution

□ Other

SEPTIC TANK PUMPING RECOMMENDED?

□ No  □ Yes

SEPTIC TANK PUMPING IS ONLY MAINTENANCE NEEDED?

□ No  □ Yes

If tank was pumped, date: 2/17/2017  Pumper: JW Septic

PERMIT STATUS:

□ Valid WCHD permit with final approval

□ Non-finaled permit (application approval only) – OSS Drawing Required (Must use 8 ½” x 11”)

□ No Permit on File – OSS Drawing Required (Must use 8 ½” x 11”)

□ Site sketch on file with WCHD (from a previous ROSS)

I certify that I have performed the required OSS evaluation on the above referenced property. The information submitted in this report is true and correct. Findings and determinations of this evaluation reflect conditions as they existed on the day the OSS was evaluated.

O&M Specialist Signature  Print  Date

481156
## WHATCOM COUNTY HEALTH DEPARTMENT
### ON-SITE SEWAGE SYSTEM
#### REPORT OF SYSTEM STATUS CHECKLIST

**Date of Inspection:** 2/17/2017  
**Tax Parcel #:** 390531 140248

### Septic Tank
- **Tank Material:**  
  - Concrete  
  - Plastic  
  - Metal  
  - Wood  
  - Other
- **Volume:** 750 Gallons
- **# of Compartments:** 2
- **Depth of scum:**  
  - 1st compartment: 0 inches  
  - 2nd compartment: 25 inches
- **Depth of sludge:**  
  - 1st compartment: 0 inches  
  - 2nd compartment: 13 inches
- **Inlet baffle condition:**  
  - Satisfactory  
  - Needs Repair
- **Outlet baffle condition:**  
  - Satisfactory  
  - Needs Repair
- **Outlet Filter:**  
  - Satisfactory  
  - Needs Repair  
  - Not Present  
  - Cleaned
- **Watertight:**  
  - Yes  
  - No
- **Risers/Lids in good condition, lids secure & watertight:**  
  - Satisfactory  
  - Needs Repair  
  - Not Present

### Comments

### Pump Tank
- **Tank Material:** N/A
- **Volume:**
- **Vault Screen:**  
  - Satisfactory  
  - Needs Repair  
  - Not Present  
  - Cleaned
- **Watertight:**  
  - Yes  
  - No
- **Risers/Lids in good condition, lids secure & watertight:**  
  - Satisfactory  
  - Needs Repair  
  - Not Present
- **Depth of scum:** 
- **Depth of sludge:**

### Control Panel/Floats
- **Brand:**
- **Floats/transducer functioning properly:**  
  - Yes  
  - No
- **Alarm working satisfactorily:**  
  - Yes  
  - No
- **Pump controlled by:**  
  - Dose timer  
  - Demand
- **Pump draw down:**
- **Timer settings:**
- **Adjustment needed:**  
  - Yes  
  - No

### Aerobic Treatment Unit
- **Brand:**
- **Air supply working:**  
  - Satisfactory  
  - Needs Repair
- **Alarm operation:**  
  - Satisfactory  
  - Needs Repair
- **Solids Levels:**  
  - Satisfactory  
  - Needs Pumping
- **Risers/Lids in good condition, lids secure & watertight:**  
  - Satisfactory  
  - Needs Repair

### Comments

### Disinfection Unit
- **Brand:**
- **Unit working as expected:**  
  - Yes  
  - No
- **Chlorine tablets in place:**  
  - Yes  
  - No
- **UV bulb replaced:**  
  - Yes  
  - No

### Comments
**Media Filter**

Type: ☐ Sand Filter ☐ Recirculating gravel ☐ Textile ☐ Other

Equal Distribution ☐ Yes ☐ No ☐ N/A

Lateral flushed (individually) ☐ Yes ☐ No

Grading and cover ☐ Satisfactory ☐ Needs Repair

Abnormal ponding in filter ☐ Yes (explain in comments) ☐ No

Pump basin installed in sand or gravel filter (use add'l tank addendum) ☐ Yes ☐ No

**Comments**

---

**Drainfield**

Gravity ☐ Pressure ☐ Type: ☐ Trench ☐ Bed ☐ Gravel ☐ Gravelless/Chamber

Graded properly for surface water runoff ☐ Yes ☐ No

Downspouts diverted away from drainfield ☐ Yes ☐ No

Curtain Drain Functioning ☐ Yes ☐ No ☐ N/A

Evidence of compaction over drainfield ☐ Yes ☐ No

Encroachment from buildings etc. ☐ Yes ☐ No

Vegetative cover properly managed ☐ Yes ☐ No

Monitoring ports ☐ Satisfactory ☐ Needs Repair ☐ N/A

Abnormal ponding or erosion ☐ Yes ☐ No

**Comments**

---

Distribution box...Surface access ☐ Yes ☐ No ☐ N/A ☐ Yes ☐ No

Lateral flushed (pressurized only) ☐ Yes ☐ No

All laterals have equal flow and residual pressure (pressurized only) ☐ Yes ☐ No

Squirt height measurement at distal end of each lateral (pressurized only)

Diversion valve switched ☐ Yes ☐ No ☐ N/A

**Comments**

---

**Drainfield Flow Test**

Total Number of Bedrooms Served by OSS: Church

Ran test for 35 minutes; approximately 250 gallons ran through system

Level in septic tank at start of test 48 " Level at end of test 49 " Returned to normal in 5 minutes

Pump systems - float tether length ☐ Number of pump cycles run ☐

Evidence of dye and/or effluent surfacing ☐ Yes ☐ No

**Comments**

---

**Mounds (including Glenod BioFilters)** ☐ N/A ☐ Gravity ☐ Pressure ☐ Proprietary

Seepage around toe of mound observed ☐ Yes ☐ No

Structural integrity and ground cover ok ☐ Yes ☐ No

**Comments**

---

**Subsurface Drip System** ☐ N/A

Dosing frequency ☐ times daily System return pressure ☐ PSI

Consistent with baseline ☐ Yes ☐ No

Automatic flushing operating satisfactorily ☐ Yes ☐ No ☐ N/A

Vacuum breakers operating properly ☐ Yes ☐ No

Grading and cover ☐ Satisfactory ☐ Needs repair

**Comments**
Parcel # 390531 140248
5075 Karen St
Deming, Wa

February 17, 2017

This is a conventional gravity system with a concrete two compartment septic tank. There is a design and permit on file with the WCHD. This is a vacant church

The septic tank capacity is approximately 750 gallons. It has plastic risers and lids in good condition. Both the baffles are plastic in satisfactory condition. There is a filter installed in the outlet baffle. Upon opening the tank the liquid was at an appropriate level. The solids in the tank were measured and it should be pumped out. There was no scum in the tank but lots of sludge, it could be last time it was pumped they only pumped the top layer? I did pump it after this evaluation.

I ran dyed water thru the system for 35 minutes (approx 250 gallons) and the drainfield handled the flow satisfactorily. After running the water, the drainfield and surrounding area was inspected and I could find no sign of problems. There was a flow test done on this system a couple months ago, it failed that test. Since then there was a bunch of roots removed from the transport line going to the drainfield. It now take the water flow satisfactorily.

The ground cover over the drainfield is mowed lawn. But there are several large trees growing along the property line, close to the septic. Those roots are probably effecting the drainfield. It would be best to remove these trees, they also make root killer for septic systems that seems to be quite effective. This is just flushed down the toilet periodically - follow label directions - Even if these trees are removed I would still use the root killer for awhile.

This system appears to be in good working condition at this time. I did not see any signs of previous problems. I would expect it to continue working with normal use and maintenance.

Brian Thompson - inspector

This is not a warranty. The findings of this inspection are at the time of inspection. We are not responsible for future failures
SEWAGE DISPOSAL PERMIT

Expires in One Year

Name of Owner: Deming Presbyterian Church

Septic Tank Size: 750 gals.

Present Mailing Address: Kanon St, Deming

Tile Field Length: 120 ft.

Installation Address: Same

Phone:

Directions: N Side of Kanon Rd. Corne West of Alder Rd.

Property Index Lot #7 Blk 4 Div Subdivision

Sec 8 Twp 37 N Range SE

Lot Size: 10,000 ft

Type of Structure: Frame Church

S. E. T.: Split/Tri-level

No. Bedrooms:

S. F. 1st floor: 440

S. F. 2nd floor:

S. F. basement:

If the lot size is less than 9,600 sq. ft., please complete the following building sizes:

S. F. Accessory bldgs. patio:

Water Source: Deming

Private or community well within 100 ft. (show on map)

Is the depth to the house sewer more than 12 inches below finished grade? Yes

Sewage Disposal Installer: Deming

Exca
ing

Soil logs (type of soil to 4 feet)

Absorption trench length based on the percolation rate of the final test period, which is one inch per 5 minutes.

Wet Season Water Table Depth:

It is hereby agreed that this installation shall comply with all requirements of the Bellingham-Whatcom County District Board of Health including INSPECTION BEFORE COVERING.

Issuance of a sewage disposal permit does NOT imply or signify fulfillment or satisfaction of any other legal requirement, such as building codes or zoning ordinances. Permit holders are cautioned that compliance with other agency permit requirements should be accomplished prior to commencement of any construction.

I have read and understand the above statements

Signature of Owner or Agent:

COMMENTS:

NOTICE: A septic tank sewage disposal system is a temporary method of sewage disposal. Adequate periodic maintenance is necessary to ensure its satisfactory operation.

Final Inspection By: Bob Bloom

Sanitarian

Issued By: Paul Karna

Sanitarian

Date: 3/5/81

5-76

303 - 3942
Floor Framing:
- Joists: 2x10 DF @ 16 in. On Center
- Posts: 4x6, 6x6 Solid wood
- Beam: 6x8 Solid wood

Roof Framing:
- Gable roof: 2x4 Trusses @ 24 in. On Center
- Sheathing: 1x6 Skip Sheathing
- Covering: Cedar Shake
- Metal Flashing
- Wood soffits
- Wood Facia
- Aluminum gutters/downspouts

Foundation:
- Crawl Space
- Poured Concrete Stem Wall and Footing
- Concrete Pier Footing

Interior Finish:
- Wall and Ceiling: Drywall, Paneling
- Doors: Wood Hollow Core
- Windows: Slider, Double Pane

Electrical:
- Service: 200 Amp 120/240 Volt Main Service
- Service drop: Overhead
- Entrance conductors: copper
- Service Grounding: Ground rod connection
- Protection: Circuit Breakers
- Main disconnect: Single breaker at top
- Distribution wiring: Romex
- GFI: Bathrooms

Heating:
- Natural Gas (Lenox) Forced Air Furnace
- Distribution: Flexible Ductwork

Plumbing:
- Water Heater: Electric
- Water source: Deming Public Water Supply
- Water Pressure: 70 psi
- Distribution Piping: copper
- On Site Sewage System (OSS)
  - Conventional Gravity Feed
  - Use: Church
  - Volume: 750 gal. 2 Compartment Tank
    * OSS Permit Provided
    ** 2017 OSS Inspection Report Provided
Conceptual Floor Plan
For Planning Review
Conceptual Floor Plan
For Planning Review
Child Development Center

Land Requirements for Program Construction

The minimum size of the program currently being planned will include an Infant, Toddler & a Preschool classroom, that may expand based on assessed community need. Ideally land identified for this facility will allow for future expansion as program need expands.

A basic facility with three age grouped classrooms would require the following additional building features:

The Nooksack Child Development Center is being planned as a renovation and construction project at the former church property located at 5075 Karen St. Deming, WA 98244.

Child Care Facility Estimated Capacity

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<tr>
<th>Classroom</th>
<th>Current Square Footage</th>
<th>Remodeled Square Footage (Actual useable sq' will be less)</th>
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<td>Total</td>
<td>2333.6 sq’</td>
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<td>Total: 39</td>
<td>8 Teaching staff</td>
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*Number of children per classroom determined by Licensor based on final “useable” sq’ of each room. May vary from estimate.

Outdoor Play Spaces: Required Minimum 75 useable sq’ per child

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<th>Preschool &amp; Toddler Play Area</th>
<th>Infant Play Area</th>
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<td>75 sq’ x 34= 2,550 sq’</td>
<td>75 sq’ x 5= (minimum) 375 sq’</td>
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<td>Combined Infant, Toddler &amp; Preschool Playground</td>
<td>Minimum 2,925 sq’</td>
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*Outdoor play space total based on minimum “useable” square footage

INSIDE FACILITY (Program Furnishings, IT Equipment)

- Management Office
  - Large desk/ chair
  - Computer / phone
  - Locking File cabinet (large)
  - Small table with chairs
- Reception Office
  - Large Desk/ Chair
  - Raised Reception Counter/ Tall chair(s)
  - Locking file cabinets
- **Printer**
- **Computer/landline phone**

  o **Front Entry**
    - **Bulletin Board**
    - **Brochure Racks**
    - Employee Entrance to Kitchen & Office (single door)
    - Main entrance to Lobby (double doors)

  o **Lobby**
    - Long Countertop
    - **Kiosk for check-In computer**
    - **Computer for digital attendance tracking**
    - Couch or chairs
    - Hand sanitizer
    - 2-3 Bulletin Boards
    - Entry doors to Toddler & PreK classrooms

  o **1 Unisex Adult Restroom**
    - 1 adult Toilet (1 ea: TP, seat covers, napkin disposal)
    - 1 Adult handwashing sink (1 ea: paper towels, hand soap)
    - **Wall mount diaper changing table**
    - **Lockable personal storage for staff**

  o **Commercial grade kitchen & secure food storage**
    - **Commercial grade dishwasher/sanitizer**
    - Gas range
    - **Commercial hood vent**
    - Refrigerator & Freezer
    - Handwashing sink (hand soap, paper towels)
    - Dishwashing sinks
    - Rolling cart for food transport
    - **Tankless water heater**

  o **Ventilated secure Utility/laundry room & chemical storage**
    - **Commercial Grade Washer & Dryer** (vented to outside)
    - Vent to roof
    - Metal/wire utility storage shelves
    - Floor/Mop sink w/ wall faucet
    - **Large Laundry/Utility sink**
    - Work counter

  o **Staff Office/workspace/Conference room (Adjacent to Manager’s Office)**
    - **Large table & chairs**
    - **IT server equipment?**
    - Locking file cabinets
    - Large printer/copier/scanner/fax
    - Landline phone
    - **Laptop docks, monitors & work stations + chairs**
    - Flatscreen TV or Smart whiteboard with Av hookups for trainings
    - **Storage cabinet or shelves**

  o **Infant Classroom (Small Room)**
    - Adult multi-use sink
- Diapering station with built in adult handwashing sink (paper towels, hand soap)
- Adult height countertop/ work area along wall
- Recessed areas under counter for 2 garbage cans (diaper & garbage)
- Tamper resistant power outlets
- Wall mounted Storage cabinets

- Toddler Classroom (Dining Room)
  - Adult multi-use sink installed in countertop along wall (adult work area)
  - Child Restroom w/ diapering station (see below)
  - Wall-mounted cabinets for storage
  - Child height multi-use sink in classroom (paper towels, soap, toothbrush holder)
  - Tamper resistant power outlets
  - Knee wall between hallway and classroom space

- Preschool Classroom (Main chapel)
  - Adult multi-use sink installed in countertop along wall (adult work area)
  - Child Restroom w/ diapering station (see below)
  - Wall-mounted cabinets for storage
  - Two child height multi-use sinks in classroom (paper towels, soap, toothbrush holder)
  - Tamper resistant power outlets

- Storage Closet for Classroom Supplies
  - Wire shelving for storage of classroom materials

- HVAC Room
  - Energy efficient Heater/Furnace
  - IT server equipment?

- Child restrooms in Preschool & Toddler Classrooms
  - 2-3 Child sized commercial grade toilets
  - Child height handwashing sink
  - Built-in diapering station with roll away steps, storage cabinet, adult handwashing sink (paper towels, hand soap)
  - Wall mounted rack for diapers & wipes

- Outdoor Play area for Infant/Toddler & preschool
  - *see CDC Playground Planning List document

- Parking Lot & Outdoor Area
  - ADA Marked parking adjacent to entrance
  - Packed gravel parking lot
  - Facility sign with address
  - Functional drainage

- Fire & Smoke detection system and emergency lighting throughout building
  - Alarms on exterior doors
  - Emergency Lighting w/ battery backup
  - Illuminated exit signs
  - CO2 Detectors near gas valves or equipment

- Secure fencing around facility and play areas
  - Entry gates to secure play arears must have safety alarms & latches

- Safety glass windows (with screens if able to open)

**SPECIFIC FACILITY REQUIREMENTS:**

- All child care areas of the program must be located on the ground floor of the building.
- Facilities Licensed by Tribes or State must adhere to State and County fire, building and occupancy codes and health & safety inspections by Northwest Washington Indian Health Board.
- Classrooms must have **minimum** of 35 sq’ of **usable** space per child
  - Areas around sinks, changing tables, doorways, garbage cans, bathrooms, etc do not count as usable space.
- Outdoor play space must contain a **minimum** of 75 sq’ of licensed **usable** space per child accessing the play space at any given time.
  - Areas around doorways, gates, ramps or stairs do not count as usable play space.
- Must meet ADA entry & exit requirements and interior access for students, families and staff.
- Emergency exits must be available for crib evacuation when licensed for Infant care.
The Nooksack Child Development Center is being planned as a renovation and construction project at the former church property located at 5075 Karen St. Deming, WA 98244.

**Child Care Facility Estimated Capacity**

- **Total Facility Square footage:** 3,517
- **Total Property Square Footage:** 16,560

**Infant Classroom Licensing Requirement:** Minimum 50 useable sq’ per child

**Toddler & PreK Classroom Licensing Requirement:** Minimum 35 useable sq’ per child

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**Playground Planning Wish List**

**Request:**

Nooksack Child Development Center Planning team is seeking a Landscape Designer or Architect with experience designing early childhood, child care or school playgrounds in compliance with American Society for testing & Materials (ASTM), US Consumer Product Safety Commission (CPSC), Washington Administrative Code (WAC) and ADA accessibility, and Whatcom County Building Codes.

**Natural Playscape Design Theme:**

As a program operated by and for the Nooksack Tribal Community, the Nooksack Child Development Center facility, playscape and grounds should reflect the landscape; including, rivers, forest, mountains and natural beauty that have sustained the Nooksack and Coast Salish people since time immemorial.

**Design Elements:**

- Forest:
  - Hollow cedar log
  - Cedar balance beams
  - Cedar climbing stumps
- Cedar sanded building rounds
  - Cedar snags/ driftwood
  - Mini-cedar shelter or climbing structure w/ slide & climbing wall
- River/ Beach
  - Dry creek bed
  - Smooth river rocks
  - Natural Sand area, free form
  - Large round granite boulders
  - Native plants
  - Carved canoe or similar
- Mountain
  - Rounded Granite Boulders
  - Slope transition/ berm with embankment slide
  - Native plants

**Play and Interactive Design Elements:**

- Gross Motor Play
- Fine Motor Play
- Natural Science & STEM
- Trikes & Pull/Push Toys
- Seating
- Sand & Water Play

**Groundcover:**

- Engineered Wood Fiber (EWF)
- Concrete Trike Path
- Natural sand

**Safety & Layout Considerations:**

- ADA access to as many areas as possible
- Adequate fall zones around equipment
- Safety gates and entry/exit points
- Line of sight
- Pest control
- Toy and equipment storage
- Fencing that deters vandalism and wildlife
- Sandbox covers to protect sand from contamination

**Storage Shed:**

- Suggested 8x8 Wooden Storage Shed w/ ramp to load trikes
  - [https://www.lowes.com/pd/Heartland-Common-8-ft-x-8-ft-Interior-Dimensions-7-58-ft-x-7-36-ft-Belmont-Gable-Engineered-Storage-Shed/4507030](https://www.lowes.com/pd/Heartland-Common-8-ft-x-8-ft-Interior-Dimensions-7-58-ft-x-7-36-ft-Belmont-Gable-Engineered-Storage-Shed/4507030)