Narrative Summary

The site is just over 20.5 acres in a fully developed neighborhood and adjacent, on the north side, to Rosemont Community Park. The school was built in 1964 with a design shared by four other schools in the district and is in generally fair condition. Designed for an enrollment of 800, it currently serves 805 students.

Access to the school from Kiefer Blvd. is convenient but there is not a convenient turn around or loop route for buses. There are no designated passenger loading and unloading zones. Drop offs currently take place along the Mirandy Drive frontage and the staff parking lot. Drop offs in the parking lot creates conflicts with parking. Both locations generate traffic conflicts and unsafe conditions.

There have been recent upgrades for paving and striping to the parking lot and service drives plus some path of travel upgrades have been made but more are needed. At a minimum, a barrier free drop off space is required and separate designated drop off lanes for bus and parent use are recommended.

About 20% of the classrooms are on the second floor and served by a single elevator and two stairways. Both stair and elevator need barrier free upgrades. The nearly fifty year old school was built with little consideration for energy efficiency and improvements could be made through the use of more efficient windows and mechanical systems. Benefits could also be gained through more efficient lighting and effective energy control systems. The existing windows in the primary classrooms are minimal and do not provide a good level of natural light. The school has undergone some improvements but does not yet meet most contemporary educational needs.

The student gathering areas of the campus are primarily associated with the Quad. This area is adequate and in reasonably good condition. The student snack bar is adjacent to the Quad. Other outdoor student areas include landscape planters, some with benches, between classroom buildings.

The athletic fields and paved play courts are adequate for the current enrollment but in fair condition. Some areas need resurfacing and striping. More efficient irrigation and water management for the fields would be a recommended improvement.

Based on the opportunities, facility conditions and code issues identified in this report, Albert Einstein Middle School appears to be in generally fair condition and should be a solid candidate for further modernization.
**Sustainable Sites**

**School Entry/Drop Off**
Undesignated parent and bus drop off areas along street frontage or in staff parking lot. Neither have barrier free access aisles and conflicting traffic creates hazards.

**Outdoor Path of Travel**
Poor drainage creates hazardous walkways.

**Campus Core**
Most planting areas in campus core are on manual valves, on the domestic water system. Irrigation system needs updating.

**School Entry/Drop Off**
Undesignated parent and bus drop off occurs along street frontage or in staff parking lot. Neither have barrier free access aisles and conflicting traffic creates hazards.

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**Energy & Atmosphere**

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---

**Indoor Environmental Quality**

**Exterior**
Inadequate slopes and drainage allows the accumulation of water that damages roofing and creates leaks.

**Interior**
Replace plumbing fittings with “low flow” automatic devices.

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Inadequate slopes and drainage allows the accumulation of water that damages roofing and creates leaks.

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---

**Water Efficiency**

**Exterior**
Multiple old controllers do not effectively manage irrigation. Replacement with central “smart” system would significantly improve water conservation.

**Interior**
Replace plumbing fittings with “low flow” automatic devices.

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**SACRAMENTO CITY UNIFIED SCHOOL DISTRICT**

**Sustainable Facilities Master Plan**

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**Indoor Environmental Quality**

**Exterior**
Inadequate slopes and drainage allows the accumulation of water that damages roofing and creates leaks.

**Interior**
Replacement power for contemporary uses plus surface mounted raceways and exposed wiring reduce functionality and contribute to unpleasant environments.

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---

**Albert Einstein Middle School**

**High Performance Transformation**

**Leadership, Education & Innovation**
Encourage innovation in high performance school design creating safe, motivating and sustainable learning environments that reduce dependence on non-sustainable resources.

**Sustainable Sites**
Create safe, barrier free outdoor learning environments incorporating efficient and effective storm water management, landscaping, lighting and surfaces.

**Water Efficiency**
Improve the efficiency of future expansion and irrigation systems to reduce domestic and irrigation usage.

**Energy & Atmosphere**
Optimize energy efficiency and performance to minimize environmental impacts and reduce operational costs associated with fossil fuels.

**Materials & Resources**
Improve the learning environment and extend the life cycle of facilities while encouraging use of efficient sustainable materials and reducing waste.

**Indoor Environmental Quality**
Enhance air quality, thermal comfort, natural light, acoustic performance and physical environments while reducing pollutants. Provide a safe, comfortable, functional environment to help motivate students and encourage attendance.

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**SACRAMENTO CITY UNIFIED SCHOOL DISTRICT**

**Sustainable Facilities Master Plan**

**June 2012**

**AEMS II**

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**AEMS II**

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The following is a site organizational concept of Albert Einstein Middle School to implement the Strategic Plan 2010-2014: Putting Children First and the Common Core Standards.

**SAFE & WELCOMING SCHOOL**
- Dedicated Drop-Off
- Visitor/Staff Parking
- Outdoor Learning Courts.

**CAREER & COLLEGE READY**
- CORE ACADEMIC (46,268 s.f.)
  - Grades 7 & 8 Classroom Houses
  - Includes Science & Technology Labs & Teacher Planning Centers.
- Grade 9 Classroom House
- Includes Science & Technology Labs & Teacher Planning Centers.

**ACTIVE LEARNING**
- Project Labs (PL) Transformation
  - Art/Music/Tech.
- Transformation (8,400 s.f.)
  - Portable to Permanent
  - Expansion to meet optimized
  - Campus Capacity Goals

**SUPPORT**
- Support Spaces - distributed
- Support Spaces - distributed
- Technology Center (TC) Transformation (6,079 s.f.)
  - Media Center, Computer Lab
  - Parent Center & Conference Room
  - and Teacher Planning Center.

**FAMILY & COMMUNITY ENGAGEMENT**
- Multi-Purpose (MP)
  - Gym

**ORGANIZATIONAL TRANSFORMATION**
- Classroom Conversion / Expansion (6,090 s.f.)
  - Portable to Permanent
  - Expansion to meet optimized
  - Campus Capacity Goals
**School Site Facility(s) Needs**

The following list was provided by the school’s principal which was generated from school site council and community meetings:

- Overall face lift
- Landscaping
- New classrooms
- New bleachers
- Technology upgrades
- New school to match Rosemont HS

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**Sustainable Facilities Master Plan**

**June 2012**

**CHPS Summary**

Supports the idea that “a well-designed facility can truly enhance performance and make education more enjoyable and rewarding… and a productive learning experience.”

In accordance with the Green and Grid Neutral Model Schools Policy Initiative BP 3511 and Resolution No. 2583; Adopting the Collaborative for High Performing Schools (CHPS) Criteria, the following summary characterizes how the Schools align with the Best Practices Criteria.

<table>
<thead>
<tr>
<th>CHPS Categories</th>
<th>Eligible Points</th>
<th>Actual Points</th>
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<td>Leadership, Education &amp; Innovation</td>
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<td>Materials &amp; Resources</td>
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**Total**

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**Assessment Total**

$1,068,600

Cost Summary reflects Total Project Cost Estimate, inclusive of Construction Cost and Soft Cost

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**Campus Assessment Summary**

<table>
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<tr>
<th>Sustainable Sites</th>
<th>Water Efficiency</th>
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**Project Cost Summary Matrix**

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<tr>
<th>CHPS Categories</th>
<th>Code, Life Safety &amp; Security</th>
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<th>High Performance Transformation</th>
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**CHPS Minimum**

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<th>Summary by CHPS Categories</th>
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**Total**

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**CHPS Summary**

Collaborative for High Performance Schools

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT
Sustainable Facilities Master Plan
June 2012