Alice Birney Elementary was originally constructed in 1959 and has not received any known modernization over the last 10 years. There are still a number of areas that require improvement, especially since the school was unoccupied for a full year with little or no maintenance.

Even though there is a dedicated drop-off lane for parents and buses, it is not of adequate length and therefore is a safety issue. Also, the staff parking lot is inadequate in size. Storm drainage is a big issue with multiple swampy landscaping areas. More concrete walkways are needed between classroom relocatables and those that exist are not ADA accessible. Concrete walkways at raised relocatable classrooms currently do not have handrails which is a code path of travel violation.

Elsewhere on site, the hard-surface playground has some large cracking and needs a new overlay with striping. Covered walkways have major dry rot and holes. Irrigation water does not provide sufficient coverage to the landscaping. Graffiti and vandalism are big issues on this campus.

Specific to the building interiors, door signage is no longer ADA accessible, much of the door hardware needs to be upgraded to meet ADA standards, interior window shades are out-dated, and the kitchen should be refurbished. The HVAC system causes temperature issues throughout the campus and light fixtures need to be relamped. Relocatable classrooms have poor natural daylight. Furthermore, the student capacity exceeds the number of classrooms, so more classrooms are needed.

Narrative Summary

Alice Birney Elementary has not received any known modernization over the last 10 years. There are still a number of areas that require improvement, especially since the school was unoccupied for a full year with little or no maintenance.

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Sustainable Sites

School Entry/Drop Off

Safety concerns - not enough lane length, as parents drop off students on street.

Outdoor Activity

Play surface is uneven and cracking, needs repair, slurry seal and re-striping.

Campus Core

Shade is inadequate, more trees could create outdoor learning opportunities.

School Entry/Drop Off

Safety concerns - not enough lane length, so parents drop off students on street.

Energy & Atmosphere

Restrooms are not conditioned. They are only exhausted by dedicated ceiling exhaust fans.

Materials & Resources

Water ponding on roof is contributing to the dry rot of the roofing structure.

Water Efficiency

Exterior

Existing hose bib is at grade, filled with dirt and should not be used without back-flow prevention.

Interior

Waste from the food wash sink has a direct sewer connection. This should have indirect connection.

Indoor Environmental Quality

IDF makes loud motor sounds that disturb the students and staff.

High Performance Transformation

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 stormwater management, landscaping, lighting and surfaces.

Water Efficiency

Improve the efficiency of fixtures, appliances and irrigation systems to reduce demand on potable water.

Energy & Atmosphere

Optimize energy efficiency and performance to minimize environmental impacts and reduce operating costs associated with fossil fuels.

Materials & Resources

Improve the learning environment and extend the lifecycle of facilities while encouraging the 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, healthy, functional environment to help motivate students and encourage attendance.
The following is a site organizational concept of Alice Birney Elementary 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
- Garden/Quad/Outdoor Learning

**CAREER & COLLEGE READY**
Core Academic Pathway Transformation
- Kindergarten (K)
- Elementary: Lower 1-3, Upper 4-6
- Middle: 7-8

Project Lab Transformation (8,640sf)
- Project Labs (PL)
- Art/Science Expansion (8,640sf)
- Support Spaces - distributed

**FAMILY & COMMUNITY ENGAGEMENT**
Technology Center (TC) Transformation (5,023 sf)
- Media Center & Computer Lab
- Parent Center & Conference Room
- Teacher Planning Office
- Note: Transformation of (E) MP

Multi-Purpose (MP) Expansion (7,536 sf)
- Dining / Gym / Assembly / Stage
- Restrooms / Kitchen / Storage

**ORGANIZATIONAL TRANSFORMATION**
Classroom Conversion / Expansion (21,888 sf)
- Portable to Permanent and CR Expansion to meet optimized Campus Capacity Goals of 782-928 students
- 19 Classrooms and Support Spaces

**Student Centered Education**
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:

**School Facility Needs**
- Stop putting off maintenance
- School yard beautification, new paint, shade trees
- Technology
- Maintenance
- Meeting Hall
- More and new computers
- Tables and chairs that aren’t broken and wobbly
- Clean: carpets, windows
- School yard safety: fill in gopher holes, level it out
- Paint: touch up and window washing
- Decent air conditioning that is kept clean
- Paint: black top
- General beautification, grass, plants, new sign, murals, paint
- Dangerous concrete needs repair
- Improve: Kinder playground

**School Facility Desired Improvements**
- Smaller class size
- Regulating AC/Heat
- Going More “Green”
- Parent: pick up area reconfiguration
- Technology upgrades: document cameras, projectors, smart technology
- More security, especially on weekends

“Teacher’s working conditions are students learning conditions”

**Campus Assessment Summary**

<table>
<thead>
<tr>
<th>Sustainable Sites</th>
<th>Water Efficiency</th>
<th>Energy &amp; Atmosphere</th>
<th>Materials &amp; Resources</th>
<th>Indoor Environmental Quality</th>
<th>Leadership, Education &amp; Innovation</th>
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</thead>
<tbody>
<tr>
<td>- School Entry &amp; Drop-off</td>
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<td>- Parking &amp; Drives</td>
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<td>- Service Access</td>
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<td>- Career &amp; College Ready</td>
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**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 School aligns with the Best Practices Criteria.

<table>
<thead>
<tr>
<th>CHPS Categories</th>
<th>Eligible Points</th>
<th>Actual Points</th>
<th>Score</th>
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<tbody>
<tr>
<td>Leadership, Education &amp; Innovation</td>
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<td>TOTAL</td>
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</table>

**Assessment Total**

$1,058,987 $2,064,920 $21,767,460 $24,891,367

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

**Project Cost Summary Matrix**

<table>
<thead>
<tr>
<th>CHPS Categories</th>
<th>Code Life Safety &amp; Access</th>
<th>Maintenance &amp; Operations</th>
<th>High Performance Transformation</th>
<th>Sustainable Category Total</th>
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<tr>
<td>Leadership, Education &amp; Innovation</td>
<td>$657,670</td>
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<tr>
<td>Assessment Total</td>
<td>$1,058,987</td>
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**SACRAMENTO CITY Unified School District**

Sustainable Facilities Master Plan

June 2012