Narrative Summary

Clayton B. Wire Elementary School was constructed in 1953 and has been well maintained. The original school buildings received limited modernization work and require further renovation and accessibility upgrades. The original classroom sink casework has been updated, but it is not fully compliant. The remaining original casework is in disrepair. The classroom finishes and fixtures should be brought up to the level of the renovated library and Computer Lab at a minimum. Both student and staff restrooms need renovation for accessibility. The original brick exterior finish and paint is in good condition. The portable classroom buildings vary in condition and access compliance. The pre-school portable buildings have minor accessibility and maintenance issues.

The site has safety and accessibility issues that should be addressed. The parking spaces at the Daycare Center and the front of the school back out onto El Paraiso Avenue. There is no physical separation (curb or fence) between bus/vehicular traffic and the pedestrian path of travel at the front of the main campus/pre-school buildings. The staff and visitor parking lot is inadequate and should be enlarged. The path of travel between the main campus and the pre-school is non-compliant. Site drainage and flooding is a problem.

The campus would benefit from the addition of a shade structure for outdoor learning, assembly, and dining opportunities. The current portable classroom building configuration visually isolates the south play field, rendering it under-utilized.

Improvements identified in the 2006 Master Plan Capital Improvements Summary have not been fully implemented and those needs still exist along with the items listed in this report.
Sustainable Sites

Outdoor Activity
Under-utilized turf is prone to over saturation to the point where maintenance vehicles cannot maintain it.

Campus Core
Add trees in-between portable buildings to shade pathway and add visual interest. Replace trees that have been removed.

School Entry/Drop Off
Bus and parent drop off area needs reconfiguration along with staff and visitor parking.

Utility Efficiency

Exterior
Condensate drains are not trapped. Condensate is not properly disposed of.

Water Efficiency

Interior
Soap system should not be connected to faucet without vacuum breaker.

Materials & Resources

Exterior
Existing metal sash single-pane window system should be replaced with high-performance window systems.

Energy & Atmosphere

HVAC units are of an undetermined age and require extensive repair. There is no provision for Outside Air.

Indoor Environmental Quality

Classrooms have single lamp pendant mounted fixtures and should be replaced with high efficient light fixtures.

Materials & Resources

Interior
Original toilet rooms are non-compliant and require modernization.

High Performance Transformation

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 fixtures, pipes and irrigation systems to reduce domestic water usage.

Energy & Atmosphere
Minimize environmental impacts and reduce operating costs associated with fossil fuels.

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 Clayton B. Wire 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
  - Kindergarten (K)
  - Elementary; Lower 1-3, Upper 4-6

**PROJECT LABS TRANSFORMATION (13,620 sf)**
- Project Labs (PL)
  - Art/Science

**SUPPORT**
- Support Spaces - distributed

**FAMILY & COMMUNITY ENGAGEMENT**
- Technology Center (TC) Transformation (4,772 sf)
  - Media Center & Computer Lab
  - Parent Center & Conference Room
  - Teacher Planning Center
- Note: Transformation of (E) MP

**MULTI-PURPOSE (MP) TRANSFORMATION (7,536 sf)**
- Dining / Gym / Assembly / Stage
- Restrooms / Kitchen / Storage

**ORGANIZATIONAL TRANSFORMATION**
- Classroom Conversion / Expansion (17,280 sf)
  - Portable to Permanent and CR Expansion to meet optimized Campus Capacity Goals of 522-672 students. 15 Classrooms & Support Space

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**Site Plan - Concept Study**

_Sacramento City Unified School District_

_Sustainable Facilities Master Plan_

_June 2012_
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:

- More parking
- Larger bathrooms
- Better playground and blacktop
- New carpet
- English classes for parents on-site
- New window coverings
- New windows
- Wireless internet
- Reduce class size
- Larger cafeteria

CHPS Summary
Collaborative for High Performance Schools
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 3511and 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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</thead>
<tbody>
<tr>
<td>Leadership, Education &amp; Innovation</td>
<td>13</td>
<td>1</td>
</tr>
<tr>
<td>Sustainable Sites</td>
<td>14</td>
<td>2</td>
</tr>
<tr>
<td>Water Efficiency</td>
<td>9</td>
<td>0</td>
</tr>
<tr>
<td>Energy &amp; Atmosphere</td>
<td>29</td>
<td>2</td>
</tr>
<tr>
<td>Climate</td>
<td>10</td>
<td>1</td>
</tr>
<tr>
<td>Materials &amp; Resources</td>
<td>18</td>
<td>8</td>
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<tr>
<td>Indoor Environmental Quality</td>
<td>23/25</td>
<td>8</td>
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<tr>
<td>TOTAL</td>
<td>116</td>
<td>16</td>
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</tbody>
</table>

SUMMARY by CHPS Categories

- Leadership, Education & Innovation: 13/1
- Sustainable Sites: 14/2
- Water Efficiency: 9/0
- Energy & Atmosphere: 29/2
- Climate: 10/1
- Materials & Resources: 18/8
- Indoor Environmental Quality: 23/8

TOTAL: 116/16

Assessment Total:
- $1,951,950
- $3,035,500
- $16,731,260
- $21,718,710

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

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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<tr>
<td>Site Utilities &amp; Infrastructure</td>
<td>Central Plant</td>
<td>Signage</td>
<td>Electrical Systems</td>
<td>Career &amp; College Ready</td>
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<td>HVAC Systems</td>
<td>Door Hardware</td>
<td>Lighting Systems</td>
<td>Family &amp; Community Engagement</td>
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<td>Specialty Systems</td>
<td>Specialty Systems</td>
<td>Interior Space</td>
<td>Technology Systems</td>
<td>Organizational Transformation</td>
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</tbody>
</table>

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT
Sustainable Facilities Master Plan
June 2012

CBWES-IV

Clayton B. Wire Elementary School

Clayton B. Wire

Elementary School