Narrative Summary

David Lubin Elementary School was constructed in 1975. During the 2006 modernization, renovation and upgrades were made in the following areas: health and safety, site exterior and miscellaneous upgrades. The school’s facilities received high ratings for completion of maintenance and safety procedures.

The frontage street inhibits ability for a gracious welcome. The unsafe environment posed by overlapping bus and parent drop off leads to unsafe arrival and departure. There is no flashing light to indicate a pedestrian crosswalk.

Visitor and staff parking is inadequate. Accessible parking stalls and path of travel needs reconfiguring/relocating.

Irrigation and drainage at the play fields needs to be reworked to resolve flooding and muddy conditions.

Refurbishing of the blacktop, shaded small group seating areas, and clear definition of specific hardscape uses based on age-appropriate activities would be a positive upgrade.

Providing a shade structure would improve the stage presence and encourage additional activity use such as outdoor learning and lunchtime dining.

Unused movable walls in classrooms could become permanent walls, providing much-needed additional presentation surface and greater acoustical ratings.

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

School Entry/Drop Off
- Parent and bus drop-off is unsafe during busy hours.

Outdoor Activity
- Turf is sparse and weedy, replacement is required. Field is very uneven and does not drain well.

Campus Core
- Turf is sparse and weedy; replacement is required.

Water Efficiency

Interior
- Electric water heater due for replacement.
- Cracked porcelain needs replacement fixture.
- Cracks in walls at structure and corners need repair.

Energy & Atmosphere
The existing HVAC systems consist of gas-fired furnaces, cooling coils, and outdoor condensing units. These units appear to be 10-20 years old.

Materials & Resources

Interior
- Existing single-ply roofing has standing water problems at mechanical well.

Indoor Environmental Quality
- Fixture pattern is very ineffective. Existing fixtures can be relocated to reduce the quantity of fixtures.
- Improve the efficiency of fixtures, appliances, and irrigation systems to reduce domestic water use.
The following is a site organizational concept of David Lubin 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 (3,576 sf)
- Project Labs (PL): Art/Science

**FAMILY & COMMUNITY ENGAGEMENT**
- Technology Center (TC) Transformation (4,522 sf)
  - Media Center & Computer Lab
  - Parent Center & Conference Room
  - Teacher Planning Center
  - Note: Transformation of (E) MP

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

- Classroom Conversion / Expansion (5,760 sf)
  - Portable to Permanent and CR expansion to meet optimized Campus Capacity Goals of 552-672 students. 5 Classrooms & Support Space

'Student Centered Education'

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**Site Plan - Concept Study**

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**SACRAMENTO CITY UNIFIED SCHOOL DISTRICT**
Sustainable Facilities Master Plan

June 2012

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**DLES-III**
## 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:

- Larger classrooms
- Technology upgrades
- General building and blacktop repairs
- Security camera upgrades
- Cleaned carpets, floors, furniture
- Field surface repair
- Staff parking lot increase

## 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 311 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.

### SUMMARY by CHPS Categories

<table>
<thead>
<tr>
<th>CHPS Categories</th>
<th>Eligible Points</th>
<th>Actual Points</th>
</tr>
</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>3</td>
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<tr>
<td>Water Efficiency</td>
<td>9</td>
<td>0</td>
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<tr>
<td>Energy &amp; Atmosphere</td>
<td>29</td>
<td>2</td>
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<tr>
<td>Climate</td>
<td>10</td>
<td>1</td>
</tr>
<tr>
<td>Materials &amp; Resources</td>
<td>18</td>
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<tr>
<td>Indoor Environmental Quality</td>
<td>23/25</td>
<td>7</td>
</tr>
<tr>
<td>TOTAL</td>
<td>116</td>
<td>16</td>
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</tbody>
</table>

## Project Cost Summary Matrix

<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>CHPS Sites</td>
<td>Code, Life Safety &amp; Access</td>
<td>Maintenance &amp; Operations</td>
<td>High Performance Transformation</td>
<td>Sustainable Category Total</td>
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<tr>
<td>Sustainable Sites</td>
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<td>$381,290</td>
<td>$462,800</td>
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<tr>
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<tr>
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<tr>
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<td>$0</td>
<td>$8,207,160</td>
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### Cost Summary

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<tr>
<th>Sustainable Sites</th>
<th>Under Performing</th>
<th>CHPS Minimum</th>
<th>CHPS High Performing</th>
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<tbody>
<tr>
<td>Total under cost</td>
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<td>$1,773,590</td>
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<td>Total cost</td>
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## Assessment Total

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

## Campus Assessment Summary

### Sustainable Sites
- School Entry & Drop-off
- Parking & Drives
- Service Access
- Outdoor Activity
- Campus Core
- Utilities & Infrastructure

### Water Efficiency
- Site Utilities & Infrastructure
- Plumbing Systems
- Specialty Systems
- Fire Protection Systems

### Energy & Atmosphere
- Central Plant
- HVAC Systems
- Specialty Systems
- Alternative Energy Systems

### Materials & Resources
- Signage
- Door Hardware
- Interior Space
- Exterior Finish

### Indoor Environmental Quality
- Electrical Systems
- Lighting Systems
- Technology Systems
- Low Voltage Systems

### Leadership, Education & Innovation
- Career & College Ready
- Family & Community Engagement
- Organizational Transformation

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*David Lubin Elementary School*

**Sustainable Facilities Master Plan**

**June 2012**