Freeport Elementary School was constructed in 1960 and was modernized in 1999 - 2000 to improve accessibility, HVAC, technology, and the primary electrical service. The original classrooms and administration office require supplemental renovation and accessibility upgrades to be fully code complaint. Secondary electrical upgrades and further renovation of the original campus toilet rooms is required. The modernization included the construction of a two-story classroom building. The two-story building is in good condition, but the door hardware appears to be non-compliant. The kindergartens are separated from each other and the children need to walk past the school entrance in order to use the shared play area. The older portable classroom building’s door hardware and sink casework are non-compliant and outdated / damaged finishes should be replaced. The exterior finishes of the original buildings are in good condition, but painting and re-roofing is required at some locations. The kitchen and Multi-Purpose room would benefit from renovation. The school has good street appeal but is difficult to access. The standalone pre-school portable classroom and site facilities are in good condition.

The bus drop-off lane is not adequately segregated from the street. The drop-off lane discharges into the main access driveway where it enters Meadowview Road. The main access drive is not clearly visible from Meadowview Road yet it provides the only access to the visitor parking lot, parent drop-off, pre-school campus, service yard, and the health facility. There is no turn lane from Meadowview Road into this heavily used access drive. There is no visitor parking at the front entrance to the school, therefore, visitors access the campus adjacent to the service yard without passing through, or in view of, the administration office.

The accessible parking stalls do not have pavement markings and signage to meet current code requirements. The grass play fields have drainage and irrigation issues. The play field turf area is too large and obscured from view to supervise appropriately. There is no way to secure the campus to restrict unauthorized access.

Along with improvements to resolve the issues noted above, the campus would benefit from the addition of outdoor seating, garden, and learning environments, as well as a shade structure. Site lighting at the rear of the site may aide in the reduction of vandalism. 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
Inefficient outdoor lighting fixtures should be replaced.

Outdoor Activity

Campus Core
Enlarge existing tree wells and provide supplemental tree wells with deciduous shade trees.

Materials & Resources
Exterior
Rusted exterior gas piping needs repair.

Water Efficiency
Interior
Antiquated and ADA non-compliant plumbing fixtures require upgrade.

Energy & Atmosphere

Materials & Resources
Interior
Water damaged ceiling finishes require replacement.

Indoor Environmental Quality
Inefficient and non-functioning lighting fixtures should be replaced.

Freeport Elementary School

High Performance Transformation

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

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

Improve the efficiency of fixtures, equipment and irrigation systems to reduce domestic water usage.

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

Improve the learning environment throughout the lifecycle of facilities while encouraging the use of efficient, sustainable materials and reducing waste.

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 Freeport 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 (3,189 sf)
  - Project Labs (PL) Art/Science

**SUPPORT**
- Support Spaces - distributed

**FAMILY & COMMUNITY ENGAGEMENT**
- Technology Center (TC) Transformation (4,705 sf)
  - Media Center & Computer Lab
  - Parent Center & Conference Room
  - Teacher Planning Center
  - Note: Transformation of (E) MP

**MULTI-PURPOSE (MP) EXPANSION**
- Dining / Gym / Assembly / Stage
- Restrooms / Kitchen / Storage

**ORGANIZATIONAL TRANSFORMATION**
- Classroom Conversion / Expansion (5,760 sf)
- Portable to Permanent and CR Expansion to meet optimized Campus Capacity Goals of 522-672 students. 5 Classrooms & Support Space

**FUTURE OUTDOOR LEARNING SPACE**

**FUTURE CLASSROOM EXPANSION**

**Dedicated Drop-Off**

**Site Plan - Concept Study**
School Site Facility(s) Needs

The following list was provided by the School’s Principal as generated from School Site Council and Community Meetings:

- Additional electrical outlets
- Renovate plumbing systems
- More cabinets and storage space
- Provide additional fencing, security gates, single point of access
- Provide security cameras
- Install shade coverage over play structures
- Increase technology provisions for student use
- Additional rest rooms
- Cafeteria upgrades
- HVAC and lighting upgrades
- Removal of asbestos and mold
- Operable windows
- Repaint
- Larger classrooms

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 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.

SUMMARY by CHPS Categories

<table>
<thead>
<tr>
<th>CHPS Categories</th>
<th>Eligible</th>
<th>Actual</th>
<th>Points</th>
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<tbody>
<tr>
<td>Leadership, Education &amp; Innovation</td>
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<td>Leadership, Education &amp; Innovation</td>
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<td>TOTAL</td>
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Cost Summary reflects Total Project Cost Estimate, inclusive of Construction Cost and Soft Cost.

Sustainable Category Total

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<th>Total Cost</th>
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<tr>
<td>School Entry &amp; Drop-off</td>
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<td>Parking &amp; Drives</td>
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Project Cost Summary Matrix

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<th>Sustainable Sites</th>
<th>Project Cost Summary Matrix</th>
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<td>Code Life Safety &amp; Access</td>
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<td>Maintenance &amp; Operations</td>
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Assessment Total

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Campus Assessment Summary

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

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT Sustainable Facilities Master Plan

June 2012