Narrative Summary

Fruit Ridge Elementary was originally constructed in 1937 and received a modernization in 1997-99. This campus is one of the oldest in the district and still has a number of areas that require improvement.

While the parking lot is an adequate size for staff, there is no dedicated bus lane and parent drop-off. This has caused an unsafe condition when parents drop students off within the parking lot or at the street. Reconfiguration of the front of campus and parking area, as well as a drop-off lane addition would greatly resolve this matter.

Elsewhere on site, the hard-surface playground is significantly cracked and requires a new slurry seal and striping. Fences around the campus are in poor locations such that kids are able to climb onto the building roofs. There appears to be an inadequate quantity and location of fire hydrants on the site for proper building coverage.

Specific to the building interiors, door signage and some door hardware is no longer ADA accessible, the HVAC system causes temperature issues throughout the campus and the basement under the stage leaks. There are currently two separate fire alarm systems on the campus which is difficult to control and monitor, multiple master keys exist which causes a difficult keying issue, and sink pipes are corroded and need of replacing. The kitchen area is open to the cafeteria which makes for a very loud room and difficult to secure. There are not enough outlets in the classrooms for audio visual equipment and the data/telecom system needs to be upgraded.

School Mission Statement

Fruit Ridge’s mission is to enhance the self-esteem of students while providing for each student to achieve the highest academic growth with dignity. Fruit Ridge school serves a culturally, economically and linguistically diverse student population. Students are provided with an intensive and meaningful curriculum with challenging work targets, grade level standards in reading, language arts, math and English Language Development. The curriculum is combined with a character education program based on a set of life skills and five lifelong guidelines to establish a non-threatening learning environment.
Sustainable Sites: School Entry/Drop Off
Existing site hose bibs are in disrepair and do not have vacuum breakers.

Sustainable Sites: Outdoor Activity
Existing tether pole and cracked uneven play surface presents safety risks.

Sustainable Sites: Campus Core
Damaged tether pole and cracked uneven play surface presents safety risks.

Utility Water Efficiency: Exterior
Existing site hose bibs are in disrepair and do not have vacuum breakers.

Water Efficiency: Interior
Lobby drinking fountains are not ADA complaint. New bubbler should be installed.

Energy & Atmosphere
Closed OSA intake are on most units. Units do not appear to have sufficient outside air to classrooms.

Materials & Resources: Exterior
Trash bins are currently located in ADA parking stalls. Dedicated trash enclosure is needed.

Materials & Resources: Interior
Toilet partitions are in need of new paint or replacement.

Indoor Environmental Quality
Panel located in classrooms are in poor condition and there are insufficient outlets at computer stations.

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 education gathering opportunities incorporating efficient and effective storm water management, landscaping, lighting and surfaces.

Water Efficiency
Improve the efficiency of fixtures and irrigation systems to reduce domestic water usage.

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 by extending the life cycle of facilities while encouraging the use of efficient, sustainable materials and reducing waste.

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

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT
Sustainable Facilities Master Plan
June 2012
The following is a site organizational concept of Fruit Ridge 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
- Project Lab Transformation (4,753 sf)
  - Project Labs (PL)
  - Art/Science
- Support
  - Support Spaces – distributed

FAMILY & COMMUNITY ENGAGEMENT
- Technology Center (TC) Transformation (3,653 sf)
  - Media Center & Computer Lab
  - Parent Center & Conference Room
  - Teacher Planning Center
  - Note: Transformation (TC) MP
- Multi-Purpose (MP) Expansion (7,536 sf)
  - Dining / Gym / Assembly / Stage
  - Restrooms / Kitchen / Storage

ORGANIZATIONAL TRANSFORMATION
- Classroom Conversion / Expansion (10,368 sf)
  - Portable to Permanent and CR Expansion to meet optimized Campus Capacity Goals of 552 – 672 students, 9 Classrooms and Support Spaces

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:

- General maintenance of school buildings
- Reduce class size
- 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
- Provide additional fencing, security gates, single point of access

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**CHPS Summary**

Collaborative for High Performance Schools

Support 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 3511aand 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>
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</thead>
<tbody>
<tr>
<td>Leadership, Education &amp; Innovation</td>
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<td>0</td>
</tr>
<tr>
<td>Sustainable Sites</td>
<td>14</td>
<td>4</td>
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<tr>
<td>Water Efficiency</td>
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<td>TOTAL</td>
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**Assessment Total**

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<tr>
<th>Category</th>
<th>Cost Summary Matrix</th>
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<td>$1,244,360</td>
<td>$4,855,370</td>
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<td>$10,187,190</td>
<td>$16,268,920</td>
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Cost Summary reflects Total Project Cost Estimate, inclusive of Construction Cost and Soft Cost.

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**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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**Project Cost Summary Matrix**

<table>
<thead>
<tr>
<th>Category</th>
<th>Codes, Life Safety &amp; Access</th>
<th>Maintenance &amp; Operations</th>
<th>High Performance Transformation</th>
<th>Sustainable Category Total</th>
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<td>Leadership, Education &amp; Innovation</td>
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<td>$0</td>
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<td>$5,986,630</td>
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</tbody>
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**SACRAMENTO CITY UNIFIED SCHOOL DISTRICT**

**Sustainable Facilities Master Plan**

June 2012