Narrative Summary

Nicholas Elementary was originally constructed in 1962 and received a modernization in 2004-05. However, there are still 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. Also, the regional bus transit does not stop at the dedicated bus stop due to parents blocking its path. 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 campus monument needs to be replaced, several path-of-travel walkways are not ADA compliant, and the hard-surface playground is significantly cracked and requires a new slurry seal and striping. Fences around the campus are runy and in need of paint and there appears to be no existing fire hydrants on site which is a code issue. The play fields have poor storm drainage and need to be re-graded. A track for running around the fields would be ideal.

Specific to the building interiors, door signage and door hardware is no longer ADA accessible, there are independent HVAC units at the older classrooms which is not sufficient, general painting is needed, and the terrazzo floors at restrooms are slippery when wet. There appears to be vinyl asbestos tile in a number of classrooms which should be abated and replaced with new flooring. Most of the casework and window shades are outdated and should be replaced. Termite are eating through the multi-purpose room floor and the window glazing at library is very drafty. It is desired to have a multi-purpose building large enough to house basketball courts.

School Mission Statement

It is the mission of the Nicholas Elementary School community to assist every child in reaching his or her full potential. This goal will be achieved by providing all students a nurturing environment in which to become responsible, critical thinkers, who are of strong moral character and can lead productive lives in this multicultural technologically focused society.
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, appliances 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 by extending the life cycle of facilities while encouraging the use of efficient sustainable materials and reducing waste.

Enhance air quality, thermal comfort, acoustic performance and provide a healthful environment to help motivate students and encourage attendance.

High Performance Transformation

Sustainable Sites
- School Entry/Drop Off: No dedicated drop-off lane exists which is a safety concern.
- Outdoor Activity: Repair, seal, and stripe paving areas.
- Campus Core: Storm water leaders drain to lawn planters causing flooding and erosion.

Water Efficiency
- Exterior: Existing hose bibbs do not have vacuum breakers.
- Interior: Cabinet under sink is not ADA accessible.

Energy & Atmosphere
- Insulation on refrigeration line is peeling off.

Materials & Resources
- Exterior: Built-up roofing areas have blisters.
- Interior: Flooring appears to be vinyl asbestos tile which should be abated.

Indoor Environmental Quality
- Need additional power receptacles at computer lab.

Nicholas Elementary School

Sustainable Facilities Master Plan
June 2012

Sacramento City Unified School District

Leadership, Education & Innovation

Water Efficiency

Energy & Atmosphere

Materials & Resources

Indoor Environmental Quality

Sacramento City Unified School District
Sustainable Facilities Master Plan
June 2012
The following is a site organizational concept of Nicholas 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 (4,189 sf)
- Project Labs (PL) – Art/Science
- Support Spaces – distributed

**FAMILY & COMMUNITY ENGAGEMENT**
- Technology Center (TC) Transformation (6,058 sf)
  - Media Center & Computer Lab
  - Parent Center & Conference Room
  - Teacher Planning Center
- Note: Transformation of (E) MP

**MULTI-PURPOSE (MP) EXPANSION**
- Portfolio to Permanent and CR Expansion to meet optimized Campus Capacity Goals of 552 – 672 Students: 12 Classrooms and Support Spaces

**ORGANIZATIONAL TRANSFORMATION**
- Classroom Conversion / Expansion (13,824 sf)
- Portable to Permanent and CR Expansion to meet optimized Campus Capacity Goals of 552 – 672 Students: 12 Classrooms and Support Spaces

**NICOLAS ELEMENTARY SCHOOL**
Site Plan - Concept Study

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:

**Facility Needs:**
- Track on field
- Workroom equipment upgrade
- Blacktop resurface and striping
- Landscape and irrigation repair
- Community garden
- Basketball hoops
- Increase parking lot size
- Drop off reconfiguration

**Educational Needs:**
- PE equipment
- Smaller class sizes
- Technology upgrades
- Security cameras

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**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.

### CHPS Categories

- Leadership, Education & Innovation
- Sustainable Sites
- Water Efficiency
- Energy & Atmosphere
- Materials & Resources
- Indoor Environmental Quality
- Leadership, Education & Innovation

### CHPS Summary Table

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<th>Category</th>
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**TOTAL**: 116 Points

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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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**Assessment Total**: $1,945,970

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

- Code, Life Safety & Access: $1,571,050
- Maintenance & Operations: $1,202,370
- High Performance Transformation: $100,620
- Sustainable Category Total: $18,980

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**Schools as Teaching Tools**

- Track on field
- Workroom equipment upgrade
- Blacktop resurface and striping
- Landscape and irrigation repair
- Community garden
- Basketball hoops
- Increase parking lot size
- Drop off reconfiguration

---

**Project Cost Summary Matrix**

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<tr>
<th>Category</th>
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<th>Maintenance &amp; Operations</th>
<th>High Performance Transformation</th>
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**Total**: $1,945,970

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**SACRAMENTO CITY UNIFIED SCHOOL DISTRICT**

**N NES IV**

**Sustainable Facilities Master Plan**

June 2012