Narrative Summary

The site is approximately 10 acres adjacent to Larchmont Community Park in a fully developed older neighborhood. The site is adequate for an elementary school serving 378 students. Designed as a “finger” or “wing” plan the school was built in 1965. Access to the school entry, parking and drop off is on Stansberry Way which is a narrow dead end street. There is an on-site drop off lane which also enters from Stansberry Way and is used by the special education buses. Parents primarily use the street frontage for drop off but there are no separate designated bus and parent drop off areas and there is no barrier free loading space. Turn in and out of the drop off lane are tight for buses. Due to conflicts with parent drop off buses typically load and unload along the street. These issues with the dead end street create conflicts that are hazardous to children. An effort was made to improve path of travel at the school’s entry but is insufficient and path of travel remains non compliant and unsafe for children.

The staff parking lot is on site and convenient to the school but is inadequate for the need, pushing some staff and visitor parking to the street.

Service for the kitchen, trash pick up as well as emergency and service access to the site is through the staff lot which further creates conflicts with the parking and circulation.

There are 6 portable classrooms. The facility has been maintained in fairly good condition but the nearly fifty year old school was built with little consideration for energy efficiency. The school has had some upgrades for barrier free access but is not fully compliant with codes. Some restrooms have also been upgraded for barrier free access but left exposed patches to floors and walls. In addition to the overall condition issues, the school is not well suited to contemporary teaching tools and electronics.

Improvements could be made through the use of more efficient windows, lighting and mechanical systems. Benefits could also be gained through more effective energy control systems. The classrooms are small for the number of students and storage is severely limited. The multipurpose building and kitchen are adequate but the kitchen needs upgrades for barrier free access. A wheelchair lift was installed for access to the stage.

School Mission Statement

The students, staff, families, and the larger community of O. W. Erlewine School are committed to working harmoniously in a spirit of mutual trust, close cooperation, and shared decision-making to proactively pursue excellence in education.
Sustainable Sites

- School Entry/Drop Off
  Parking, drop off and path of travel conflicts create hazardous conditions for students.

- Outdoor Activity
  Deteriorated play surfaces create hazards.

- Campus Core
  Campus core does not promote education and informal gathering opportunities.

Water Efficiency

- Exterior
  Replace inappropriate landscaping with regionally appropriate, drought tolerant planting.

- Interior
  Replace inefficient flush valves with low flow fittings.

Energy & Atmosphere

- Incorrectly sized cooking exhaust system without fire system creates hazards and impacts air quality.

Materials & Resources

- Exterior
  Replacing inefficient windows and doors with efficient units is recommended.

- Interior
  Inadequate, inefficient storage impacts learning environment. Suitable improvements needed.

Indoor Environmental Quality

- Operable blinds in classrooms would allow controlled use of day lighting.

High Performance Transformation

- Leadership, Education & Innovation
  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 learning environments incorporating efficient and effective storm water management, landscaping, lighting and surfaces.

- Water Efficiency
  Improve the efficiency of reducing irrigation 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 and extend the life cycle of facilities while encouraging the use of efficient sustainable materials and reducing waste.

- Indoor Environmental Quality
  Enhance air quality, thermal comfort, visual, 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

O. W. Erlewine Elementary School
The following is a site organizational concept of O.W. Erlewine 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 Labs (PL) Transformation (3,000 sf)
- Art/Science

FAMILY & COMMUNITY ENGAGEMENT
Technology Center (TC) Transformation
- Media Center & Computer Lab
- Parent Center & Conference Room
- Teacher Planning Center
- Transformation of (E) MP

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

ORGANIZATIONAL TRANSFORMATION
Classroom Conversion / Expansion (13,260 sf)
- Portable to Permanent and CR Expansion to meet optimized Campus Capacity Goals of 522 – 672 students. Add 12 Classrooms & Support Spaces
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:
- Paint exterior of school
- Paint the interior of portable classrooms
- Landscape and irrigation
- Curtain replacement for classrooms
- Surfacing for the playgrounds, staff parking lot, and front driveway
- Drainage repair
- Replace or recondition portables
- Re-roof the portables
- Replace the portables
- Play area boxes need to be replaced
- Security cameras
- Additional parking and turnaround (safety issue)
- Lighting on blacktop near the buildings
- Shade structures for areas where students wait for their parents to be picked up (rainy day concerns)
- Electronic marquee

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 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.

<table>
<thead>
<tr>
<th>CHPS Categories</th>
<th>Eligible Points</th>
<th>Actual Points</th>
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<tr>
<td>Leadership, Education &amp; Innovation</td>
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<td>Sustainable Sites</td>
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Sustainable Category Total

$867,100, $1,353,950, $14,316,510, $16,537,560

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

Project Cost Summary Matrix

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<thead>
<tr>
<th>Category</th>
<th>Code, Life Safety &amp; Access</th>
<th>Maintenance &amp; Operations</th>
<th>High Performance Transformation</th>
<th>Sustainable Total</th>
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Assessment Total

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<th>Water Efficiency</th>
<th>Energy &amp; Atmosphere</th>
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<td>Service Access</td>
<td>Campus Core</td>
<td>Utilities &amp; Infrastructure</td>
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Campus Assessment Summary

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT Sustainable Facilities Master Plan June 2012

OWEES-IV