Narrative Summary

This 10.6 acre site is in a fully developed older neighborhood and is adequate for this elementary school serving 510 students. Designed as a "finger" or "wing" plan the school was built in 1960 and is made up of 13 permanent classrooms including kindergarten, pre-school plus a multi-purpose building with kitchen and stage. The school has 13 additional portable classrooms. Vehicle access to the school is along Rosemont Drive which is a wide two lane residential thoroughfare with bike lanes on both sides. The main entry to the school is from the loop or horseshoe shaped parking lot and drive that divides the campus. The lot provides parking for both staff and visitors. There are no designated loading or unloading zones for buses and parents and there is no barrier free accessible loading space. Student drop off takes place along adjacent Rosemont Drive and in the staff parking lot. The use of the lot for drop off creates congestion and combined with dividing the campus creates safety issues for children.

Primary access for trash pick up, service and emergency vehicles is also through the parking lot adding to the congestion and concerns for student safety. There are also significant path of travel issues around the drop off areas and entry. The facility has been well maintained but the nearly fifty year old school is neither energy efficient nor well suited to contemporary teaching tools and electronics. The classrooms are small for the number of students and storage, for both classroom and facility, is severely limited. The school, including some restrooms, has had some upgrades for barrier free access but is not fully compliant with codes. HVAC systems, primary electrical service and gas have been upgraded. Seven of the portable classrooms and a small paved play area are separated from the main campus by the staff and visitor parking lot. There are comfortable green areas between the wings of classrooms but there is not a central "quad" that can be used for outdoor gathering and teaching. The paved play area is adequate and in fair condition and the play fields are sufficient and in fair condition.

Based on the opportunities, facility conditions and code issues identified in this report Sequoia Elementary School appears to be in fair condition and suitable for further modernization although upgrades required for code compliance could be extensive.

School Mission Statement

Sequoia Elementary School is dedicated to helping children develop the knowledge, character, and social responsibility that create contributing members of society. In partnership with our wider community, we work to promote successful learning in a safe, caring environment where all are respected and encouraged to reach their highest potential.
Sustainable Sites

School Entry/Drop Off
Walks are narrow for drop off areas. rolled curb. Significant cracking from vehicle traffic. No curb ramps or warning signs at driveways.

Outdoor Activity
Some areas of the hard court have been patched many times and have large cracks and uneven surfaces.

Campus Core
Available outdoor learning areas are between classroom wings and do not promote education and informal gathering opportunities.

School Entry/Drop Off
Walks are narrow for drop off areas. rolled curb. Significant cracking from vehicle traffic. No curb ramps or warning signs at driveways.

Sustainable Facilities Master Plan
June 2012

Water Efficiency
Exterior
Old pump exists without flow control and inadequate service pipe size. No backflow prevention, so domestic water and irrigation water are not separated.

Energy & Atmosphere
Some classrooms served with inefficient through wall A/C units and the energy management system needs evaluation.

Materials & Resources
Exterior
Classroom entry thresholds are not barrier free compliant.

Inefficient fixtures and fittings need to be replaced.

Materials & Resources
Interior
Inadequate casework non compliant with barrier free requirements and insufficient storage.

Inadequate day lighting and old inefficient light fixtures need replacement.

Indoor Environmental Quality
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.

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 fixtures, appliances and irrigation systems to reduce domestic water usage.

- Energy & Atmosphere
  Optimize energy efficiency and performance to minimize environmental impacts and reduce costs associated with fossil fuels.

- Materials & Resources
  Improve the learning environment and extend the lifecycle of facilities while encouraging the use of efficient, sustainable materials and reducing waste.

- Indoor Environmental Quality
  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.

SEQ 1

High Performance

Transformation

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

SACRAMENTO CITY
UNIFIED SCHOOL DISTRICT

Sustainable Facilities Master Plan

June 2012
‘Student Centered Education’

The following is a site organizational concept of Sequoia 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 READINESS
Core Academic Pathway Transformation
- Kindergarten (K)
- Elementary: Lower 1-3, Upper 4-6

Project Lab Transformation (3,000 sf)
- Project Labs (PL)
- Art/Science

Support
- Support Spaces - Distributed

FAMILY & COMMUNITY ENGAGEMENT
Technology Center (TC) Transformation (5,211 sf)
- Media Center & Computer Lab
- Parent Center & Conference Room
- Teacher Planning Center
Note: Transformation of (E) MP

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

ORGANIZATIONAL TRANSFORMATION
Classroom Conversion / Expansion (14,040 sf)
- Portable to Permanent and CR Expansion to meet optimized Campus Capacity Goals of 552-672 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:

- Updated technology.
- Better fencing for security.
- More play equipment for the school.
- Modernization:
  - buildings
  - paint
  - parking lots has potholes that are dangerous
  - trees are dying
  - Repair cracks on playground and sidewalks
  - Improve the parking in front of the school (double parking, speeding, U-turns, jay-walking).

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.

<table>
<thead>
<tr>
<th>CHPS Categories</th>
<th>Eligible Points</th>
<th>Actual Points</th>
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<tbody>
<tr>
<td>Leadership, Education &amp; Innovation</td>
<td>13</td>
<td>1</td>
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<tr>
<td>Sustainable Sites</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>1</td>
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<tr>
<td>Climate</td>
<td>10</td>
<td>0</td>
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<tr>
<td>Materials &amp; Resources</td>
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<td>2</td>
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<tr>
<td>Indoor Environmental Quality</td>
<td>23/25</td>
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<tr>
<td>Leadership, Education &amp; Innovation</td>
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<tr>
<td>TOTAL</td>
<td>118</td>
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Assessment Total: $565,630 $1,823,640 $15,489,370 $17,878,640

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

Campus Assessment Summary

<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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<tbody>
<tr>
<td>- School Entry &amp; Drop-off</td>
<td>- Site Utilities &amp; Infrastructure</td>
<td>- Central Plant</td>
<td>- Signage</td>
<td>- Career &amp; College Ready</td>
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<tr>
<td>- Parking &amp; Drives</td>
<td>- Plumbing Systems</td>
<td>- HVAC Systems</td>
<td>- Door Hardware</td>
<td>- Family &amp; Community Engagement</td>
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<tr>
<td>- Service Access</td>
<td>- Specialty Systems</td>
<td>- Specialty Systems</td>
<td>- Interior Space</td>
<td>- Organizational Transformation</td>
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<tr>
<td>- Campus Core</td>
<td>- Utilities &amp; Infrastructure</td>
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Project Cost Summary Matrix

<table>
<thead>
<tr>
<th>CHPS Categories</th>
<th>Code, Life Safety &amp; Access</th>
<th>Maintenance &amp; Operations</th>
<th>High Performance Transformation</th>
<th>Sustainable Category Total</th>
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</thead>
<tbody>
<tr>
<td>Schools as Teaching Tools</td>
<td>$411,970</td>
<td>$720,980</td>
<td>$2,067,000</td>
<td>$3,199,950</td>
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<td>Indoor Environmental Quality</td>
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<td>$12,074,660</td>
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<tr>
<td>Leadership, Education &amp; Innovation</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Assessment Total: $565,630 $1,823,640 $15,489,370 $17,878,640

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

Code, Life Safety & Access: $411,970
Maintenance & Operations: $720,980
High Performance Transformation: $2,067,000
Sustainable Category Total: $3,199,950

CHPS Categories

- Leadership, Education & Innovation: 13 points
- Sustainable Sites: 14 points
- Water Efficiency: 9 points
- Energy & Atmosphere: 29 points
- Climate: 10 points
- Materials & Resources: 18 points
- Indoor Environmental Quality: 2 points
- Leadership, Education & Innovation: 23 points

Total: 118 points

Updated technology.
Better fencing for security.
More play equipment for the school.
Modernization:
  - buildings
  - paint
  - parking lots has potholes that are dangerous
  - trees are dying
  - Repair cracks on playground and sidewalks
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