Benefits could also be gained through more efficient lighting and effective energy control systems. The structure is primarily steel and masonry with large areas of window wall systems including awning windows and spandrel panels. The condition and age of the windows and window system shows signs of deterioration and has numerous leaks. In addition to the overall condition issues, the windows and panels are single glazed un-insulated and inefficient. The interior corridors on the second and third floors of the main classroom building are wide and lined with lockers, but access to and from the classrooms does not comply with code. These conditions will likely require remediation.

The design of the school is dated and the classrooms and amenity areas reflect the age of the school with some deterioration and many barrier free access issues. The student snack bar has access to the Quad for outdoor eating. The gathering areas of the campus appear adequate and in reasonably good condition. The campus core has a small “Quad” area that appears underutilized. The campus core is secured by unsightly ornamental steel gates and fencing.

Narrative Summary

The site is 7.5 acres in a confined fully developed semi-urban location and is unsuitably small for this middle school. A typical suburban site for this size school would be at least twice the area. The school was built in 1958 and serves just over 1,200 students with most of the classrooms on second and third floors.

Access to the campus is along I Street just off Alhambra Blvd. A drop off lane was added along I Street but conflicts with traffic into and out of the parking areas remain. There is no convenient turn around or loop routing for buses. Parking is less than adequate and adversely affects student circulation. In addition to street, parking and drive conflicts there are significant ‘path of travel’ issues around and within the campus. While the area is served by public transportation, there is no fully compliant path of travel to the campus. These are apt to become major circumstances with future modernization.

The upper floors are served by stairs and a single elevator. The fifty plus year old school was built with little consideration for energy efficiency and improvements could be made through the use of more efficient windows, wall systems and mechanical systems.
Sustainable Sites

School Entry/Drop Off

Poor surface condition poses safety risk.

Outdoor Activity

Parent & bus drop off on narrow residential street frontage conflicts with parking and path of travel creating serious hazards.

Campus Core

Does not promote education and informal gathering opportunities. Recommend updating irrigation to campus wide “smart system.”

Water Efficiency

Interior

Replace outdated and inefficient fixtures with efficient barrier free fixtures.

Energy & Atmosphere

Replace old improperly sized equipment with new efficient equipment.

Materials & Resources

Exterior

Both built up and steel roofs are in poor condition. Built up roofs have slope and drainage problems.

Indoor Environmental Quality

Exposed conduit, patches in VAT tile floor and no acoustic treatment on walls and ceiling in Multi-Purpose room creates a less than quality environment.

Indoor Environmental Quality

Inadequate storage combined with casework, plumbing, floors and circulation not compliant with barrier free requirements, creates less than suitable learning environments.

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

Sustainable Facilities Master Plan

June 2012

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 future 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 and extend the life cycle 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.

Sutter Middle School
The following is a site organizational concept of Sutter Middle 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
- Outdoor Learning Courts

**CAREER & COLLEGE READY**
**CORE ACADEMIC (47,207 s.f.)**
- Grades 7 & 8 Classroom Houses
- Includes Science & Technology Labs & Teacher Planning Centers

**ACTIVE LEARNING**
**Project Labs (PL) Transformation**
- Art/Music/Tech.

**SUPPORT**
- Support Spaces - distributed

**FAMILY & COMMUNITY ENGAGEMENT**
**Technology Center (TC) Expansion (8,500 s.f.)**
- Media Center, Computer Lab, Parent Center & Conference Room
- Teacher Planning Center

**Multi-Purpose (MP)**
- Gym

**ORGANIZATIONAL TRANSFORMATION**
- Classroom Conversion / Expansion (11,000 s.f.)
  - Portable to Permanent and CR Expansion to meet optimized Campus Capacity Goals

**PL**
- Project Labs (PL) Transformation

**TC**
- Technology Center (TC) Expansion

**OLC**
- Outdoor Learning Courts

**Gym**
- Multi-Purpose (MP) Gym

**SACRAMENTO CITY Unified School District**
Sustainable Facilities Master Plan
June 2012
### 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 3511and 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>
<th>CHPS High Performing Points</th>
<th>CHPS Minimum Points</th>
<th>CHPS Category Total</th>
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<tr>
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<td>25</td>
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Cost Summary reflects Total Project Cost Estimate, inclusive of Construction Cost and Soft Cost.

### Schools as Teaching Tools

- Technology (ELMO’s & smart boards for the classrooms)
- School needs more electrical outlets
- Working AC/Heaters throughout the school
- Add A/C to multi-purpose room and gym.
- More security cameras
- More white boards for the classrooms
- New windows

### Sustainable Facilities Master Plan

**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:

- Technology (ELMO’s & smart boards for the classrooms)
- School needs more electrical outlets
- Working AC/Heaters throughout the school
- Add A/C to multi-purpose room and gym.
- More security cameras
- More white boards for the classrooms
- New windows

### Project Cost Summary Matrix

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<tr>
<th>Sustainable Sites</th>
<th>Water Efficiency</th>
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<td>$ 96,070</td>
<td>$ 321,750</td>
<td>$ 1,761,630</td>
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<td>$ 3,332,160</td>
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<td>$ 5,169,400</td>
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**Assessment Total** $ 3,521,700 $ 15,634,970 $ 24,360,700 $ 43,517,370

### 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

### CODES Summary

- Life Safety & Access
- Maintenance & Operations
- High Performance Transformation

### Project Cost Summary Matrix

- Code: Life Safety & Access
- Maintenance & Operations
- High Performance Transformation
- Sustainable Category Total

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