



Campus Entry



Site Plan of Campus

Narrative Summary

Fern Bacon Middle School ; one of the District's Priority Schools, was originally constructed in 1960. The site is just under 14 acres in a fully developed neighborhood and adjacent, on the south side, to Bowling Green Charter Elementary School.

In the Summer of 2010 the District's staff provided a series of facility improvements; including but not limited to: asphalt repair, carpentry repairs to buildings, drapes repair/replacement, hardwood floor repair/replacement, HVAC filter replacements, landscaping, paint, plumbing repair, security cameras and window repair.

The school's design is shared by four other schools in the district and is in generally fair condition. Designed for an enrollment of 800, it functioned as a K-8 until the K through 6 grade students moved to the new John Still Elementary School in 2006. John Still Middle School currently serves 611 students.

There are no designated passenger loading and unloading zones. Drop offs currently take place along the Cuny Ave. frontage and in the staff parking lot. Both locations generate traffic conflicts and unsafe conditions. There have been recent upgrades for paving and striping to the parking lot and service drives. Some path of travel

upgrades have been made but more are needed.

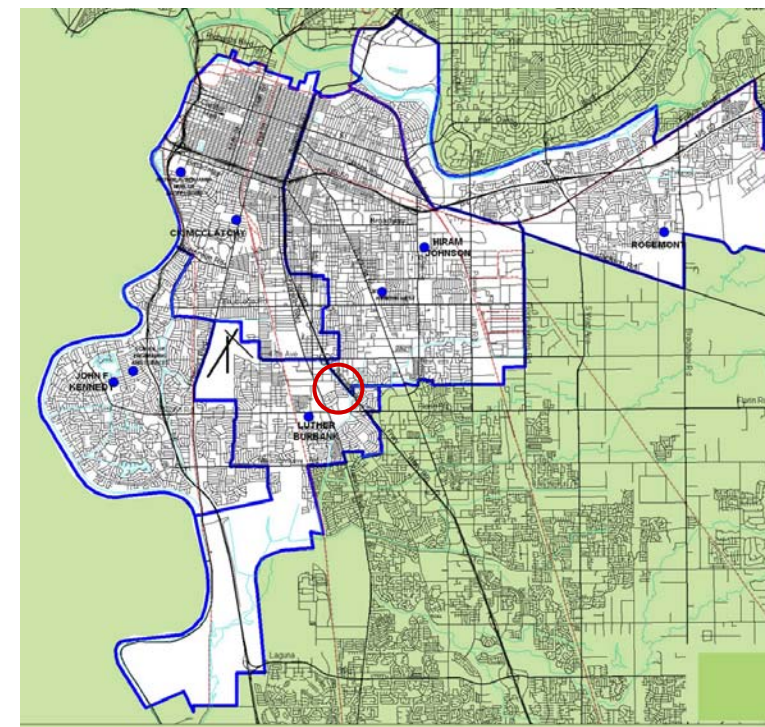
About 20% of the classrooms are on the second floor and served by a single ramp and two stairways. As with other schools of the period, the fifty year old school was built with little consideration for energy efficiency.

The school has undergone some improvements but most areas still need considerable upgrades for CBC Access Compliance and to meet contemporary educational needs.

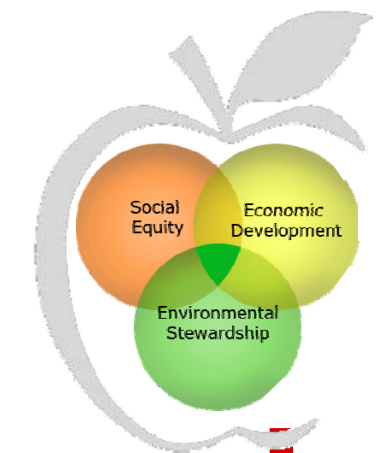
The student gathering areas of the campus are primarily associated with the "Quad" which is adequate for school gatherings and in reasonably good condition. Other outdoor student areas include landscape planters, some with benches, between classroom buildings. Water drainage is also an issue creating large areas of puddles on the walks.

The athletic fields and paved play courts are adequate for the current enrollment but in fair condition. Some areas received a seal coat which is problematic on hot days.

Based on the opportunities, facility conditions and code issues identified in this report, Fern Bacon Middle School appears to be in generally fair condition and should be a solid candidate for further modernization.



School Location Legend



'Student Centered Education'

School Mission Statement


Statement pending input from school

DRAFT

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT Sustainable Facilities Master Plan

June 2012




 **Sustainable Sites School Entry/Drop Off**
No designated bus or parent drop off. Parent drop off in staff parking lot with congestion and conflicts. No barrier free drop off space or path of travel.




 **Sustainable Sites Outdoor Activity**
Poor surface condition poses safety risk




 **Sustainable Sites Campus Core**
Ample space but uninviting without shade. Concrete walks and surfaces are uneven and broken.




 **Water Efficiency Exterior**
Upgraded irrigation and drought tolerant planting should be incorporated for water conservation.




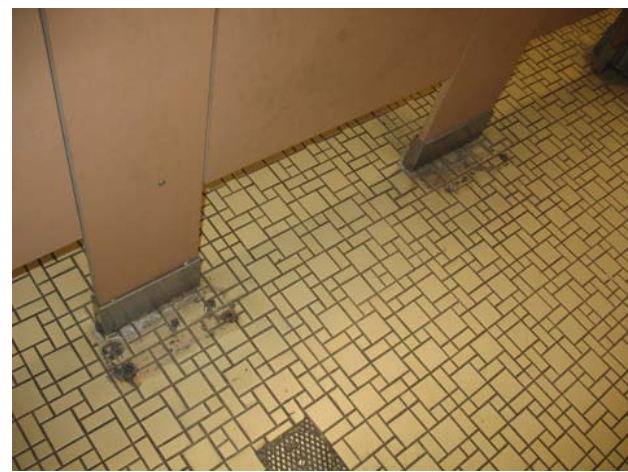
 **Water Efficiency Interior**
Existing fittings should be replaced by low flow metering valves and faucets.



 **Energy & Atmosphere**
Older fixtures with inefficient T-8 fluorescent lamps should be replaced. Installing/upgrading an energy management system needs review.




 **Materials & Resources Exterior**
Standing water on roofs due to inadequate slopes and drainage.



 **Materials & Resources Interior**
Flooring replacement needed.



 **Indoor Environmental Quality**
Gym bleachers, classroom case work is not barrier free access compliant and needs replacement.

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 operating costs associated with fossil fuels.

Materials & Resources

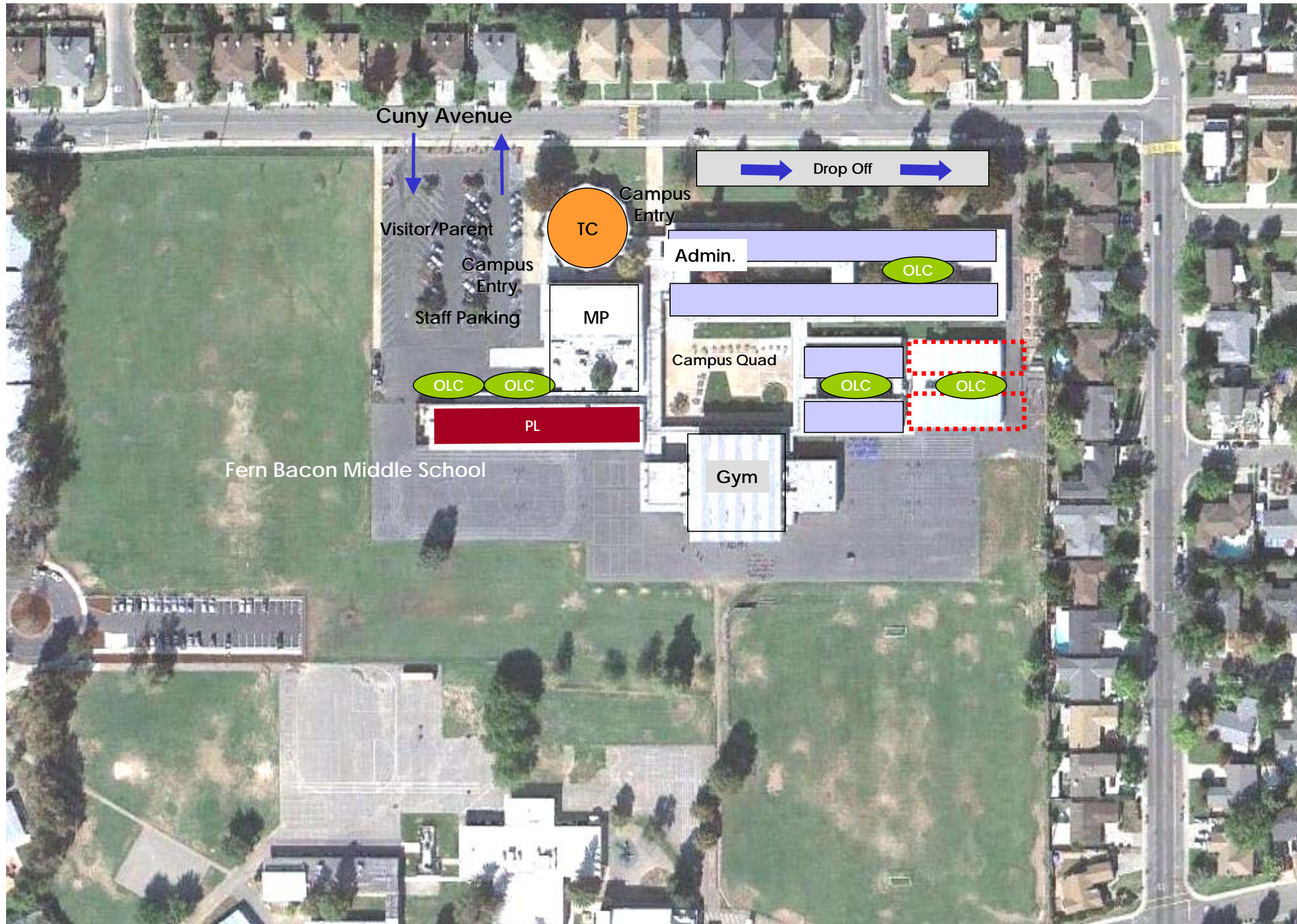
Improve the learning environment and extend the life-cycle of facilities while encouraging the use of efficient sustainable materials and reducing waste.

Indoor Environmental Quality

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

SACRAMENTO CITY
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Site Plan of Campus

'Student Centered Education'

The following is a site organizational concept of Fern Bacon 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 (46,268 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) Transformation (6,079 s.f.)**
- Media Center, Computer Lab Parent Center & Conference Room and Teacher Planning Center.

Multi-Purpose (MP) Gym

ORGANIZATIONAL TRANSFORMATION

- Classroom Conversion / Expansion (8,400 s.f.)**
- Portable to Permanent and CR Expansion to meet optimized Campus Capacity Goals

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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:

Rank order of priorities:

1. Install lighting in parking lot (a big safety concern of parents for years)
2. Repair broken bleachers in Gym (extreme safety and liability issue)
3. Replace old and broken lockers in locker rooms
4. Upgrade bathrooms
5. Upgrade WiFi technology infrastructure (not consistent in the building)
6. Improve athletic fields (including drinking fountains and grass that is not lumpy which leads to injury)
7. Plant more trees on campus (quad and back of school)
8. Repair unsightly and unsafe broken cement (work done last year for Priority School upgrade is already broken)

Schools as Teaching Tools

	Code, Life Safety & Access	Maintenance & Operations	High Performance Transformation	Sustainable Category Total
Sustainable Sites	\$ 268,840	\$ 1,950,910	\$ 5,579,210	\$ 7,798,960
Water Efficiency	\$ 0	\$ 0	\$ 704,430	\$ 704,730
Energy & Atmosphere	\$ 0	\$ 0	\$ 0	\$ 0
Materials & Resources	\$ 749,840	\$ 2,813,070	\$ 4,086,420	\$ 7,649,330
Indoor Environmental Quality	\$ 36,920	\$ 1,493,960	\$ 1,899,820	\$ 3,430,700
Leadership, Education & Innovation	\$ 0	\$ 0	\$ 7,488,000	\$ 7,488,000

Assessment Total \$ 1,055,600 \$ 6,257,940 \$ 19,758,180 \$ 27,071,720

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

Project Cost Summary Matrix

CHPS Summary

Collaborative for High Performance Schools

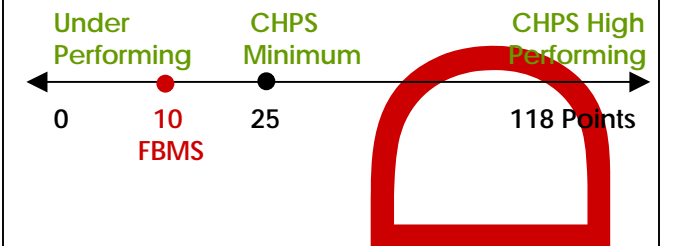
Supports the idea that "a well-designed facility can truly enhance performance and make education more enjoyable and rewarding...and a productive learning experience."

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.



SUMMARY by CHPS Categories

	Eligible Points	Actual Points
Leadership, Education & Innovation	13	1
Sustainable Sites	14	4
Water Efficiency	9	0
Energy & Atmosphere	29	1
Climate	10	0
Materials & Resources	18	2
Indoor Environmental Quality	23/25	2
TOTAL	118	10



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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