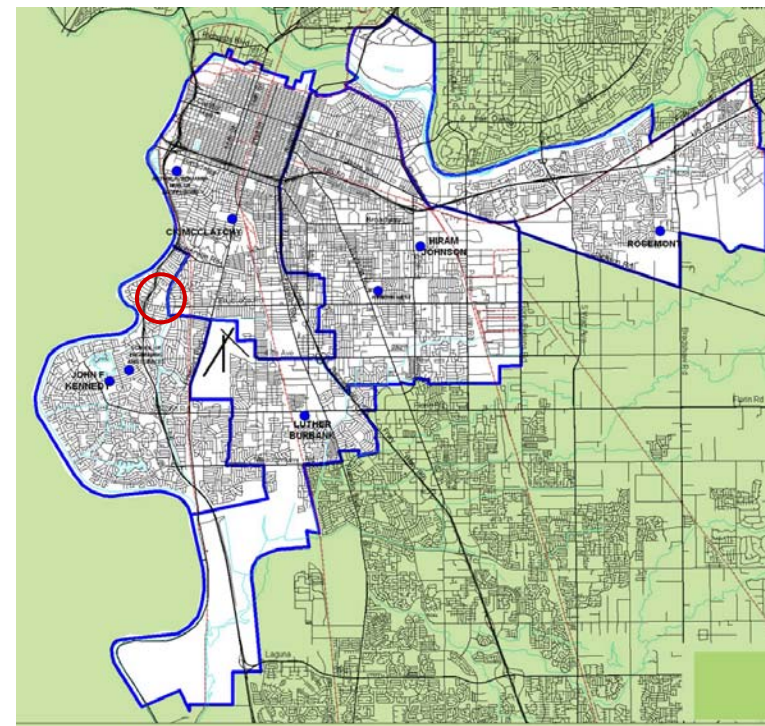




Campus Entry



School Location Legend



Site Plan of Campus

**Narrative Summary**

The site is just over 22 acres in a fully developed neighborhood and adjacent to Cabrillo Elementary School and a community park with tennis and swim facilities. The school was built in 1961, it is in generally fair condition and currently serves 706 students.

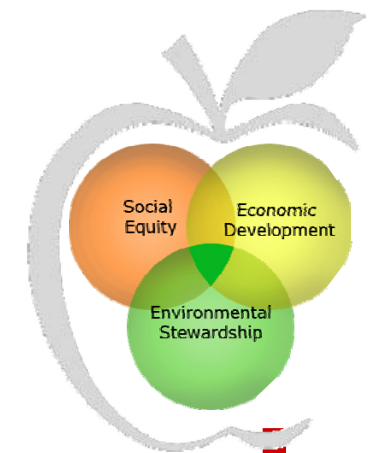
Vehicle access uses fairly wide neighborhood streets and a loop route is available that helps avoid some potential conflicts. The entry to the school is clear with convenient visitor parking. However, there are no designated passenger loading and unloading zones nor a barrier free drop off space. Drop offs currently take place along the Elmer Way frontage, where sidewalks are narrow, and in the staff parking lot at the north end of the campus. Both locations generate traffic conflicts and unsafe conditions. There have been recent upgrades to the visitor parking lot and entry walkways but the staff parking lots need paving and path of travel upgrades. At a minimum, a barrier free drop off space is required and a designated drop off lane is recommended along Elmer Way.

There are 7 classrooms on the second floor served by a ramp and two stairways. The fifty year old school was built with little consideration for energy efficiency but 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 school has undergone some improvements and Building 3 is currently undergoing some modernization. Upgrades for code access compliance however, are still needed throughout the campus. Classrooms previously used for vocational shops are used for storage or converted to other uses.

The campus core is secured by ornamental steel gates and fencing and the student gathering areas of the campus appear adequate and well maintained. The campus core has a large quad with a concrete platform for events and areas adjacent to the snack bar for outdoor eating.

The athletic fields and paved play courts are adequate for the current enrollment but in fair condition. Resurfacing is needed.

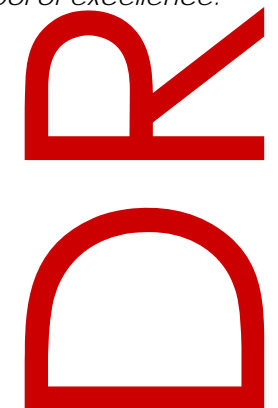
Based on the opportunities, facility conditions and code issues identified in this report, Sam Brannan Middle School appears to be in generally fair condition and should be a solid candidate for further modernization.



'Student Centered Education'

**School Mission Statement**

*Our goal is to inspire, enrich, and challenge the developing minds of middle school children. We strive to create a safe and secure learning environment ensuring students are provided an optimum learning experience. Our learning community consists of caring, compassionate and committed students, parents, and faculty that aim to make SBMS a true school of excellence.*




SACRAMENTO CITY  
UNIFIED SCHOOL DISTRICT  
Sustainable Facilities Master Plan

June 2012






 **Sustainable Sites School Entry/Drop Off**  
*Parent and bus combined in street right of way. Rolled curb without barrier free curb ramps and warnings.*




 **Sustainable Sites Outdoor Activity**  
*Bleachers are in poor condition and are not compliant with barrier free access requirements.*




 **Sustainable Sites Campus Core**  
*Walks are concrete and generally good. Some railing, grates and steps do not comply with current access codes.*



 **Water Efficiency Exterior**  
*Irrigation controllers manage part of the campus with balance manually watered. Recommend updating with "smart" system to comply with city conservation ordinance.*



 **Water Efficiency Interior**  
*New metering water conserving valves and fittings should be installed at all fixture locations.*



 **Energy & Atmosphere**  
*Appears no kitchen cooling or heating except for the transfer air and a single gas unit heater. Hood at oven is too small.*




 **Materials & Resources Exterior**  
*Built-up roofing with significant standing water due to poor slopes and inadequate drainage.*



 **Materials & Resources Interior**  
*Old flooring tile is vinyl asbestos in poor condition and should be replaced.*



 **Indoor Environmental Quality**  
*Cabinets do not provide sufficient storage and do not comply with barrier free requirements.*

## 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.*

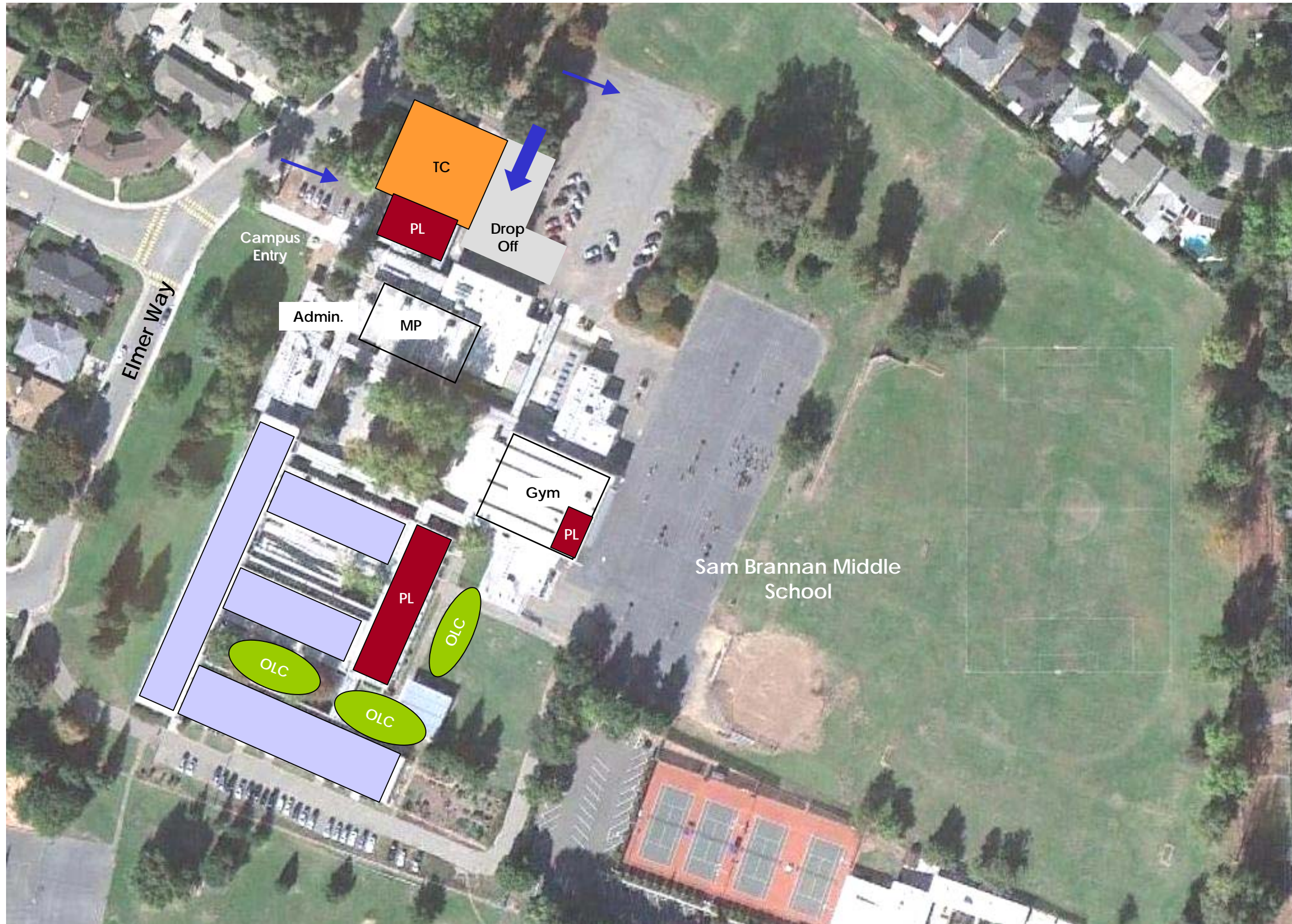
### Indoor Environmental Quality

*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  
UNIFIED SCHOOL DISTRICT  
Sustainable Facilities Master Plan

June 2012





**'Student Centered Education'**

The following is a site organizational concept of Sam Brannan 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 (53,600 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/Expansion (6,160 s.f.)**
- Media Center, Computer Lab, Parent Center & Conference Room and Teacher Planning Center.

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

**ORGANIZATIONAL TRANSFORMATION**

- Classroom Conversion / Expansion (0)**
- Portable to Permanent and CR Expansion to meet optimized Campus Capacity Goals

SACRAMENTO CITY  
UNIFIED SCHOOL DISTRICT  
Sustainable Facilities Master Plan

June 2012

Site Plan of Campus





## 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 upgrades
- Fix the hallway locker issue
- Improve the athletic fields

## Project Cost Summary Matrix

Schools as Teaching Tools

	Code, Life Safety & Access	Maintenance & Operations	High Performance Transformation	Sustainable Category Total
Sustainable Sites	\$ 798,980	\$ 906,750	\$ 4,561,310	\$ 6,267,040
Water Efficiency	\$ 5,330	\$ 140,270	\$ 208,260	\$ 353,860
Energy & Atmosphere	\$ 0	\$ 850,590	\$ 0	\$ 850,590
Materials & Resources	\$ 721,760	\$ 3,780,400	\$ 1,913,080	\$ 6,415,240
Indoor Environmental Quality	\$ 555,620	\$ 5,127,200	\$ 1,907,230	\$ 7,590,050
Leadership, Education & Innovation	\$ 0	\$ 0	\$ 9,972,820	\$ 9,972,820

**Assessment Total** \$2,081,690 \$10,805,210 \$18,562,700 \$31,449,600

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

## CHPS Summary

*Collaborative for High Performance Schools*

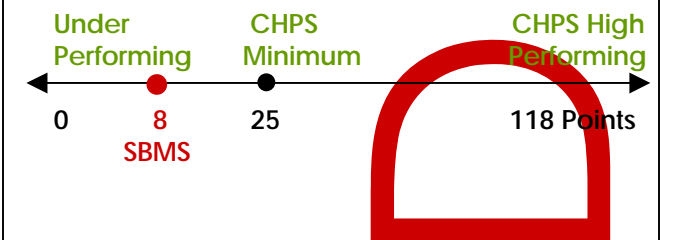
Supports the idea that "a well-designed facility can truly enhance performance and make education more enjoyable and rewarding...and a productive learning experience."

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	3
Water Efficiency	9	0
Energy & Atmosphere	29	1
Climate	10	0
Materials & Resources	18	2
Indoor Environmental Quality	23/25	1
<b>TOTAL</b>	<b>118</b>	<b>8</b>



## Campus Assessment Summary

Sustainable Sites	Water Efficiency	Energy & Atmosphere	Materials & Resources	Indoor Environmental Quality	Leadership, Education & Innovation
- School Entry & Drop-off	- Site Utilities & Infrastructure	- Central Plant	- Signage	- Electrical Systems	- Career & College Ready
- Parking & Drives	- Plumbing Systems	- HVAC Systems	- Door Hardware	- Lighting Systems	- Family & Community Engagement
- Service Access	- Specialty Systems	- Specialty Systems	- Interior Space	- Technology Systems	- Organizational Transformation
- Outdoor Activity	- Fire Protection Systems	- Alternative Energy Systems	- Exterior Finish	- Low Voltage Systems	
- Campus Core					
- Utilities & Infrastructure					

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT  
Sustainable Facilities Master Plan  
June 2012