

2

Historic and Existing Facilities

This section provides an overview of the district's current and anticipated educational programs and facilities configuration.

Exhibit 2-1
SCUSD Facility Inventory Comparison between 1991 and 2006

2.1 NUMBER OF SCHOOLS, TYPES AND GRADE CONFIGURATION

Geographically, SCUSD is one of the ten largest districts in California and is nearly all within the boundaries of the city of Sacramento. The district was formed from many smaller districts in 1936 and continued to expand over the years, assimilating 14 county schools in 1958. It is unique among area districts because of its broad variety of zoning, housing values, emphasis on redevelopment projects with limited availability of land for new housing, dependence on area transit systems, high percentage of older neighborhoods, and its ethnic diversity.

A comparison of its current number of facilities by type with the number in 1991 are noted in the exhibit below. Fourteen additional facilities have been added to the district since the 1991 MP study. This growth in facilities was initially a response to new growth in some areas of the district. Later, the district responded with the redevelopment of retired schools, the expansion of pre-kindergarten (pre-K) and adult education offerings, the creation of the charter school movement, and the creation of small HSs to respond to a bubble in enrollment and the e21 implementation at the high school level.

District Facility Level	1991 Note *1	2006	Measure I Funded	Consider for Future Revenue Sources	Possible New Future Facilities Added	Notes relating to 2006 Status
Pre-K (not affiliated with a school)	1	3		Note *2		38 programs affiliated with school communities. The 3 are Edward Kelley, Family Ed Center, and Capital City Child Development
Elementary School (including charters)	56	56	1			One under construction in 2006
ES - K - 8th Grade (including charters)	2	7				
Middle School (including charters)	8	8				
High School (Comprehensive) (including charters)	5	6				
High School (Small HS)	0	4	2	Note *3	2	Genesis, America's Choice, New Tech, and Health Professions (Science and Eng., Social Justice, Consent Decree HS, Waldorf HS pending)
Continuation / Alternative HS Schools	2	3				American Legion, HJ West HS and Capital City Independent Studies
Adult Education	4	5		Skills Center replaced		McClaskey, Fremont, Marshall, Florin, and Skills Center
Specialized Programs including other charters	0	1		Note *4	1	The MET / Success Academy at 8th and V
Admin Controlled Sites	6	4		District Admin replaced		16th and N, Serna, Operations, and Redding Complex
Special Education Facilities	0	1	1	Note *5	4	Therapy Center at Marian Anderson site
Totals	84	98	4		7	Consent Decree HS, Waldorf HS, MET HS, and 4 small Spec. Ed Facilities
Schools Anticipated in District	2006	102	Possible in FMP 10 years	109		Some of proposed schools may be housed in existing facilities so 109 estimate only

Notes:

*1 1991 School count from Introduction "MP 1991"

*2 Possible to add 26 program locations

*3 New Tech in prior Thurgood Marshall / Sarah M. Jones site. America's Choice to new facility 2007. Arthur A. Benjamin Health Professions opens September 2006. Genesis HS in new facility.

*4 The MET Charter HS is expected to move to a new facility

5 Proposed special education facilities for autistic children and special needs life skills training centers

2.2 DISTRICT PROGRAM / FACILITIES CHANGES

The district has a long tradition of educating students from infancy through adulthood, expanding its special needs student programs, and being innovative with “open enrollment.” Since the 1991 MP, the district has evolved from having moderate growth to dealing with declining enrollment, and from following a more traditional educational model to implementing a broad service “choices” model.

2.2.1 Program Changes from 1991

Major program changes took place in the last 15 years, that impacted facility use. The district:

- Created pre-K programs in 27 locations, including schools and other district program locations
- Located special needs student programs in home schools and expanded schooling for students with multiple profound disabilities
- Expanded schooling options by approving charter schools
 - Dependent charters are financed and overseen by the district
 - Independent charters have their own boards and are financed by state allotment, contracting as needed with the district for services such as maintenance

*Exhibit 2-2
SCUSD Charter Schools*

Charter Name	Level	# Students	D/I*	District Facility	Personnel*	Start Year
America's Choice	9 to 12	250-500	D	New	District	Sept. 2003
Bowling Green	K-6	906	D	Existing	District	March-93
California Montessori Project Capitol Campus	K-8	165-270	I	No	Charter	August-06
Capitol Heights Academy	K-8	156-232	I	No	Charter	Sept. 2003
Fr. Keith B. Kenny	K-8	509	D	Existing	District	August-04
Genesis	9 to 12	250-500	D	New	District	Sept. 2003
Language Academy	K-8	244 open 419/5 years	I	Existing	Charter	August-04
The MET	9 to 12	60-240	D	Existing	District	Sept. 2003
New Technology	9 to 12	250-500	D	Existing	District	Sept. 2003
Sacramento Charter HS	9 to 12	1800 - 2000	I	Existing	Charter Personnel: Certificated District Personnel: Classified	Sept. 2003
Sol Aureus College Preparatory	5 to 8	80-320	I	Existing	Charter	Sept. 2003
St.Hope Public School 7	K-8	300	I	Existing	Charter	Aug. 2003
Visual and Performing Arts Charter School (VAPAC)	7 to 12th	1000	I	No	District	Sept. 2003

* Notes:

D = Dependent Charter
I = Independent Charter

Governed by the District's Governing Board.
Governed by a Not For Profit Governing Board.

- Adopted high school reform, creating small learning communities under an e21 philosophy at all comprehensive high schools
- Responded to expansion in Regulations and Special Support Programs such as Concap, No Child Left Behind, RSP/DIS specialists, Healthy Start, 4th R, etc.
- Expanded K-8 options for communities choosing a non-middle

school environment for their students and fewer school changes before high school

- Opened year round schools — currently, there are nine single track elementary schools
- Shifted food services from meals that were centrally distributed for on-site cooking to meals that are prepared and delivered by vendors, then heated, and served on site
- Expanded before / after school student care and support programs
- Provided an open enrollment and transfer policy for students where capacity existed
- Established site-based decision making

2.2.2 New Schools / Changes to Facilities after 1991

The aggressive growth forecast by the 1991 MP only materialized during the early part of the 1991-2001 planning period, after which enrollment steadily declined. The current district’s population is below 1991 levels. The following exhibit lists the proposed, built, and changed facility uses for schools and administrative sites around the

*Exhibit 2-3
Proposed New Schools
and Program Spaces*

Proposed New Schools and Program Spaces for 1991 - 2002	
New Elementary School	Completed as Matsuyama ES
	Completed as Father Keith B. Kenny Chtr. ES
	Completed as Cesar Chavez (co-located with Edward Kemble)
New District Administration consolidation - first to Capitol Mall then Serna site	Completed Serna Center: and the Print Shop / Grounds relocation at the Redding site
New High School	Rosemont HS Phase 1
Skills Center	Completed replacement school
Proposed Schools in 2002 Measure I	
Small High School - America's Choice	Interim site, permanent facility in construction
Small High School - Genesis	Completed on Serna site
Small High School - New Technology	Completed on T. Marshall/Sarah M. Jones site
Small High School - Health Professions	Constructed on J. Smith site
Small High School - Science and Engineering	Pending on Sojourner Truth site
Small High School - Social Justice / Waldorf	Pending
Elementary School - South Area	Under Construction in 2006
Elementary School	On Hold - reprioritized
Middle School	On Hold - reprioritized
Complete Rosemont High School	Rosemont HS Phase 2 and 3
Other Changes in School Site / Program since 2002	
Special Education Therapy Center	Housed 9-2006 at Marian Anderson site
Success Academy K-8	John Stanford Admin Annex at 8th and V
The MET Sacramento Charter HS	At 8th and V with Success Academy. Slated to move to new facility in future
Capital City Child Development Center	Child Development
Capital City Independent Studies (MS/HS)	Alternative HS
Charter Conversions	Sacramento HS site as Sacramento Charter HS
	John Muir / Newcomer site as PS-7 ES
Adult Education	Florin Tech
Family Education Center next to HJHS	Child Development
Independent Charters started	See Exhibit 2-2
Programs in Current Planning	
Consent Decree Small HS	Pending
Land Unassigned a Project	
Perry site	Next to Fruit Ridge ES

district. In the spring of 2006, the Board acted to establish the funding strategy for the final Measure I funds which included completion of the 2002 Measure I small construction projects, building J.F. Kennedy HS theater, creating a new Special Education Therapy Center at the Marian Anderson ES, funding the new Science and Engineering (7-12) School at the Sojourner Truth site, funding a Waldorf / Social Justice small high school, and funding a permanent facility for the MET Sacramento HS. This action completes facility changes until projects from this FMP or another process are identified.

2.2.3 State Modernization Program since 1991

The state of California's legislated and voter-approved bond program for school growth and modernization was an important driver of change. The district provided matching funding by passing Measures E and I in 1999 and 2002, respectively. The modernization / SCUSD G.O. Bond capital program from 1999 through 2008 will impact 75 of the 97 facilities, with the last six of the 75 schools scheduled for completion in the 2006-7 school year. The program has been very successful in creating a safer, more comfortable, and higher quality school environment than existed in the 1990s.

Note: Newer schools and non-K/12 program space did not qualify for state assisted modernization improvements.

Between needs identified for sites and state Division of the State Architect (DSA) project guidelines, the scope of work for modernization projects generally included the following:

- Replacing old or deteriorating portables
- Americans with Disabilities Act (ADA) compliance for entries, restrooms, hardware, doors, parking areas, and walks
- Asbestos and lead abatement for impacted areas
- Fire / smoke alarms, fire suppression systems, and fire hydrants
- Roofing upgrades
- Heating, ventilation and air conditioning (HVAC) upgrades for cooling and heating comfort and to meet new ventilation requirements
- Electrical upgrades to meet HVAC and new technology requirements
- Technology upgrades in conjunction with federal e-Rate funding
- Energy-efficient lighting
- Kitchen area code upgrades
- Surfaces and program space renovations when funding is available
- Site improvements, including solving problem traffic areas, landscaping, correcting drainage problems and hard surface areas

About \$420 million in district bond funding and \$170 million in state and federal matching funds have placed the district in a far better position than in the years before 1999. The district now has:

- Non-leaking roofs
- Districtwide Internet access
- Safer schools due to fire alarm, telephone, security system, and fencing installations
- Safer playgrounds and upgraded large asphalt play areas
- Refrigerated air-conditioning for classes during summer and swing-times of year
- ADA accessibility is now possible for main offices and main gathering areas in all sites. This work upgraded restrooms and major plumbing elements that were failing.
- Replacing the large number of portable classrooms over 20 years old significantly impacted schools with portables, resulting in near total replacement of some schools
- General painting of school

2.2.4 Resulting Facility Impact

The modernization program extended the life expectancy of many major building systems by 20 to 25 years. The impacted systems are:

- Roofing
- HVAC
- Electrical (main feeders and extending to panels in some locations)
- Restrooms
- Portables

The many code problems common to pre-modernization facilities were also addressed:

- Fire alarm systems and fire resistive construction
- Telephone systems
- Security cameras and fences
- Structural studies
- Restroom availability
- Egress problems from some buildings
- ADA compliance (federal regulation)

This modernization created four capital planning issues: impact on maintenance cycles, impact on the facility's age calculations, reliance on portables and variations in quality of modernization.

Impact on Maintenance

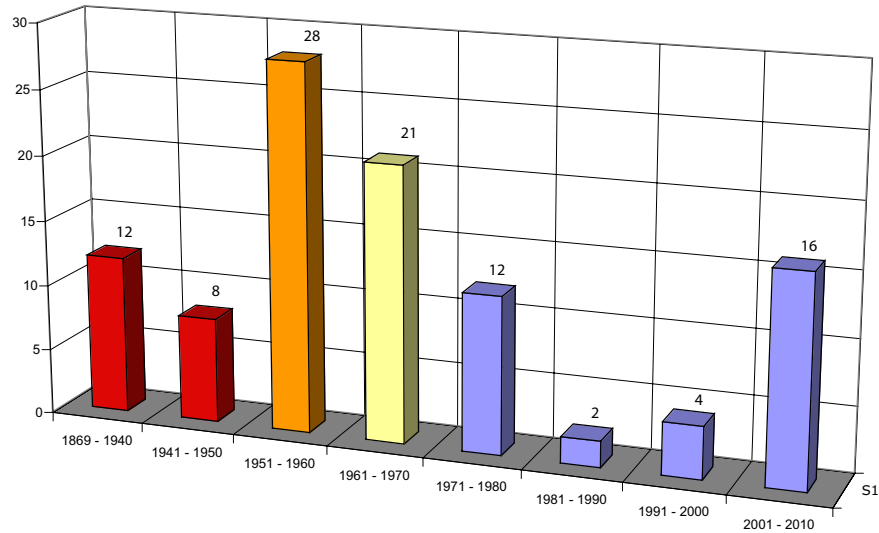
Maintenance of the “new” systems will become key to extending the life-cycle of the assets for as long as possible. Greater reliance on sustaining maintenance and deferred maintenance funding is needed. Actions taken have included expanding the HVAC shop due to a ten-fold increase in HVAC units, and outsourcing roof inspections, since the roofing group does not have the manpower to service 6.6 million sq. ft. of roofing. The computer technical support staff is understaffed for the expanding computer inventory. Reliance on refrigerated

air conditioning may result in higher utility bills that will require new cost-saving programs for energy use, water use, and general sustainability of the facilities.

Impact of Facility Age and a School’s Serviceable Life

The current average age of facilities is 44 years; 70 of the current 95 school and administration facilities were built before 1970. Most older buildings have been through at least two renovation cycles, and the next renovation cycle will span the years 2020 to 2025.

Exhibit 2-4
Impact of Facility Age



The 1991 MP specified a “serviceable life” for schools of 40 years. For this study, the end-of-life cycle benchmark is 75 years before consideration for replacement, either systematically or all at once. Because much work was done in a short period of time, the life cycle degradation or failure would likely repeat itself in a short time frame. However, the variety in execution of roofing projects, the brands of HVAC units used, and follow-up upgrades to electrical panel work and main sewer and water distribution systems may extend the time frame and thereby extend the service life of some SCUSD school building systems. This means that some work done in early years of modernization 1999-2000 may be impacted in the near future, especially roofing.

Variations in Quality of Modernization

The “modernized” schools were not all equally modified because of funding formula levels and the timing of some modernization. The “SCUSD Facility Improvements” chart shows the status of 50 facilities that will be over 60 years old in the next 2020 - 2025 renovation cycle. Schools from the post-WWII era through 1960 appear to have been constructed with limited budgets in response to a very high growth

Exhibit 2-5
SCUSD Facility
Improvements

period, and often resulted in schools of poorer construction quality than schools before and after. With the 16 county schools added to the inventory in 1958, a total of 36 schools are from this era. In the 1960s, SCUSD middle schools began to set a new general design standard by using more durable construction types.

School Site	Year	State of Improvements
Edward Kelley School	1869	Restored
Old Marshall School	1903	Refurbished to meet minimum needs
A. Warren McClaskey Adult School	1921	Maintenance Only
Fremont School for Adults	1921	Refurbished to meet minimum needs
16th and N St. Admin Complex	1923	Abandoned
Crocker / Riverside Elementary School	1925	Modernization with some new facilities (modulars)
Operations Support Shops	1935	One wing is old and needs to be replaced
C. K. McClatchy High School	1936	Modernization with some new facilities (portables)
Fruit Ridge Elementary School	1937	Modernized
Theodore Judah Elementary School	1937	Modernization with some new facilities (modulars)
California Middle School	1937	Modernization
Sacramento Charter High School	1937	Modernization in 2006-07. Much of campus replaced
Transportation and Grounds Complex	1942	Replacement Recommended
Success Academy at 8th and V Site	1942	Refurbished to meet minimum needs
Tahoe Elementary School	1947	Modernization with some new facilities (modulars)
Earl Warren Elementary School	1948	Modernized
Caleb Greenwood K-8 School	1948	Modernization with some new facilities (modulars)
Mark Twain Elementary School	1949	Modernization with some new facilities (modulars)
John Cabrillo Elementary School	1950	Modernized
Leonardo da Vinci K-8 School	1950	Modernized
Ethel Phillips Elementary School	1951	Modernized
Joseph Bonnheim Elementary School	1951	Modernized
Peter Burnett Elementary School	1951	Modernization with significant new facilities (modulars)
Sutterville Elementary School	1951	Modernization with some new facilities (modulars)
Ethel I. Baker Elementary School	1952	Modernized
Maple Elementary Elementary School	1952	Modernization with significant new facilities (modulars)
Pacific Elementary School	1952	Modernized
Clayton B. Wire Elementary School	1953	Modernized
Elder Creek Elementary School	1953	Modernization with significant new facilities (modulars)
Jedediah Smith Elementary School	1953	Modernized
Oak Ridge Elementary School	1953	Modernized. Consider replacement.
Parkway Elementary School	1953	Modernization
Woodbine Elementary School	1953	Modernized
Freeport Elementary School	1954	Modernized
Phoebe Hearst Basic Elementary School	1954	Modernized
Hiram W. Johnson West Campus High School	1954	Modernization
Collis P. Huntington Elementary School	1956	Modernization with some new facilities (modulars)
Hollywood Park Elementary School	1956	Modernization
Bowling Green Charter Elementary School	1957	Modernization
H. W. Harkness Elementary School	1957	Modernized
John Bidwell Elementary School	1957	Modernized
St. Hope Public School 7 Charter ES	1958	Refurbished to minimum needs. Consider replacement.
Alice Birney Elementary School	1959	Modernization
Hiram W. Johnson High School	1959	Modernization with some new facilities (modulars)
Sutter Middle School	1959	Recommendation to replace 3 story in time
Mark Hopkins Elementary School	1960	Modernization
Sequoia Elementary School	1960	Modernization with some new facilities (modulars)
John Morse Waldorf K-8 School	1960	Modernized
Fern Bacon Basic Middle School	1960	Modernized
Charles M. Goethe Middle School	1960	Modernization
		Designates schools with extended life
		Designates schools needing more work
		Facility issues
		Annexed County School in 1958 (Judah in 1948)

Reliance on Portable Usage

For the purposes of planning, the end-of-life cycle for portable or modular construction is 25 years. Over the last six years, the district replaced most 20-plus-year-old portables and added more units to handle the early childhood and Concap programs, and to replace deteriorated classrooms in a timely manner. The replacement units were generally modular construction and integrated into campuses, set on foundations with drains installed underneath, and provided with walks or courtyards. This approach by district Operations greatly improved the quality of life.

Exhibit 2-6
Percent of Teaching Spaces in Portables

Total Available Classrooms for Utilization / Capacity			
Elementary Schools	1,400		
Middle School	351		
High School	589		
Composite Totals	2,340		
Total Possible Teaching Spaces including Non-capacity Room		Permanent	Portable
Est. Total CR Available	2,728	1,657	1,072
Non-capacity CR Space	389		
% Non-capacity	14%		
% of Total CR Permanent		61%	
% of Total CR Modular or Portable			39%

Potentially, 200+ portables could qualify for replacement in the coming decade due to age, small size and anticipated condition issues. The district now has a large proportion of classroom floor area of portable or modular classroom construction. Classrooms of portable or modular construction make up 39.3% of teaching spaces. This value is still in alignment with the state’s DSA implied recommendations that schools can have a minimum of 30% where populations vary.

2.3 SITES/FACILITIES

This section provides an overview of district sites and facilities.

2.3.1 Maps, Boundaries and Locations

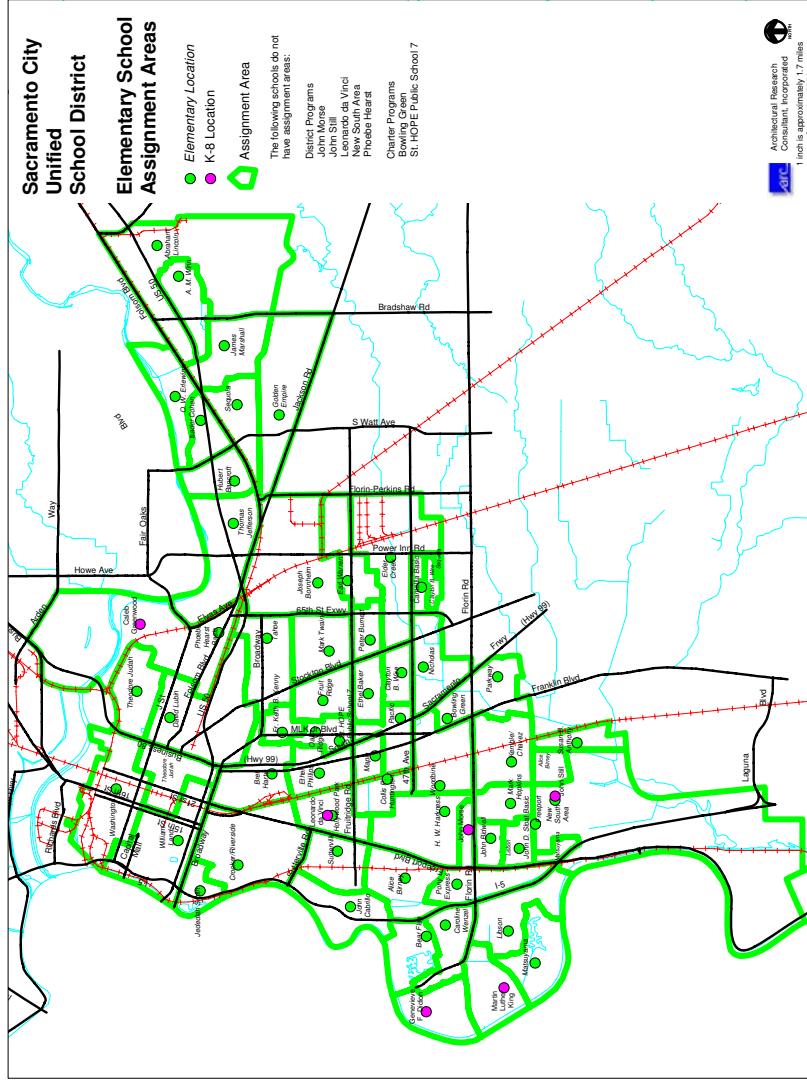
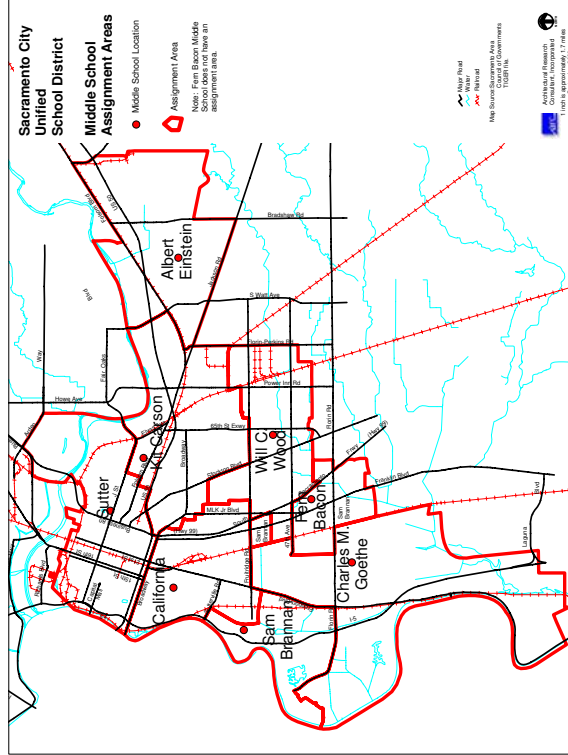
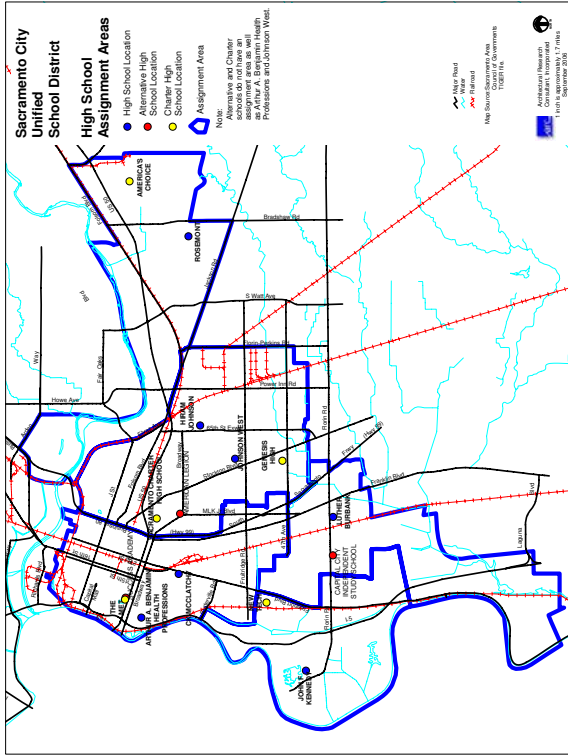
The district is located in the central section of the city of Sacramento. It has programs spanning child development centers for infants to adult classes for seniors. It has the oldest continuously used school building at Edward Kelley School and one of the oldest adult education programs in the state. In addition to the school sites, the district has a central administration, a maintenance complex, a bus transportation, warehouse and food service complex, and various properties (some with abandoned buildings and others undeveloped). The district does not have a garage site for passenger vehicle maintenance or a central kitchen complex, choosing to outsource these functions.

The district map on the next page shows the locations of all facilities, followed by assignment area maps for elementary, middle and high

Exhibits 2-8a, b, and c
SCUSD Assignment Areas for
ES / MS / HS 2006

The assignment areas for elementary, middle and high schools are being revisited in 2006 and 2007 to consider schools that have been impacted by changes in feeder area, growth and/or transfers, or that are being studied for other educational uses. Individual boundary studies are conducted for schools that have issues of growth, decline, capacity or feeder patterns. There are no boundaries for charter schools.

Changes to the maps are expected in 2007 with the opening of the New South Area ES, the conversion of John Still K-8 to a middle school with only 7th and 8th grades and the creation of the Consent Decree HS.



schools. The district has busing only for special education, Concap students, and special situation students. The district relies heavily on public transportation. Between 32-37% of students commute by some means to a school of their choice.

2.3.2 Existing Facilities / Site Inventory Summary

The district covers 69.6 square miles of urban Sacramento. It has about 4.5 million permanent sq. ft., 1.06 million sq. ft. of portable or modular construction (all under 6.6 million sq. ft. of roofing), and 1,077 acres of developed land. It has a high percentage of portable or modular construction (39% of total classroom count) that historically grew from budget constraints and a DSA preference to encourage placing 30% or more of classroom space in non-permanent construction. Exceptions to this recommendation would be schools such as Peter Burnett ES with nearly 90% modular construction.

2.3.3 Facility Evaluation

Facility Data

Section 7 in Binders 2-5 contains summary reports, summary and detailed capital improvement project sheets, adequacy charts, aerial photos, site plans, floor plans showing space use, and portable inventory charts for all schools and support sites visited.

Scoring

Scoring school and administration facilities was part of the FMP process. The mean school score was 79.44%. In view of the comments from the 1999 condition assessment, the schools have made considerable progress to attain this score level. The evaluation score is a composite that takes into account the physical condition and functional adequacy of the site and facility. The following exhibits show an overview of the results of the evaluation, with the total percentage score for each district facility, from the lowest scoring facility to the highest. The scoring system allows the district to consider facility improvements equitably between schools, giving higher priority to low-scoring facilities if the board prefers. The weighting of a low score is often less for administration sites.

Briefly, the issues for each score bracket are:

- **40-50s** - The facility and site are not conducive to current use and have severely deficient site, condition, and program areas. Removal or replacement is recommended.
- **60s** - Major deficiencies in site, condition and program areas are somewhat difficult to resolve. Partial or complete replacement can be recommended.

Exhibit 2-9
SCUSD Facility
Evaluation Score
Summary

IDNO	School	Site Score	Physical Plant Score	Environment for Learning Score	Total Score	Site Percent	Physical Plant Percent	Environment for Learning Percent	Total Percent	# of Schools in Score Category
802	16th and N Admin Complex	111.00	170.50	210.00	491.50	46.10	48.20	51.90	49.20	1
255	PS-7 Charter Elementary School	161.50	211.00	217.50	590.00	59.60	59.60	58.00	59.00	1
844	Transportation and Grounds Complex	169.50	207.00	180.50	557.00	76.70	59.30	60.40	64.10	1
390	Woodbine Elementary School	177.50	244.00	227.00	648.50	65.50	68.90	60.50	64.90	2
114	Freeport Elementary School	182.50	250.00	242.50	675.00	67.30	70.60	64.70	67.50	3
178	Success Academy K-8 School	152.00	252.00	276.00	680.00	61.80	71.20	69.00	68.00	4
561	MET Sacramento Charter High School	152.00	252.00	276.00	680.00	63.10	71.20	68.10	68.00	5
265	Oak Ridge Elementary School	180.50	259.00	244.50	684.00	66.60	73.20	65.20	68.40	6
560	Old Marshall School (Adult Ed)	173.00	228.50	296.00	697.50	71.80	64.50	73.10	69.80	7
272	Parkway Elementary School	196.00	261.00	254.00	711.00	72.30	73.70	67.70	71.10	1
269	Pacific Elementary School	183.00	271.50	261.00	715.50	67.50	76.70	69.60	71.60	2
530	Luther Burbank High School	183.50	264.00	268.50	716.00	76.10	74.60	66.30	71.60	3
110	Ethel Phillips Elementary School	190.50	262.00	267.00	719.50	70.30	74.00	71.20	72.00	4
570	American Legion Continuation High School	180.50	252.00	289.00	721.50	74.90	71.20	71.40	72.20	5
139	H. W. Harkness Elementary School	202.00	254.00	267.00	723.00	74.50	71.80	71.20	72.30	6
183	Joseph Bornheim Elementary School	193.50	271.00	267.00	731.50	71.40	76.60	71.20	73.20	7
391	Edward Kelley School	168.50	240.00	236.50	645.00	76.20	68.80	79.10	74.20	8
521	Hiram W. Johnson West Campus High School	177.50	270.50	295.00	743.00	73.70	76.40	72.80	74.30	9
040	Clayton B. Wire Elementary School	204.50	282.00	258.00	744.50	75.50	79.70	68.80	74.50	10
354	Sutterville Elementary School	218.50	263.00	267.00	748.50	80.60	74.30	71.20	74.90	11
525	John F. Kennedy High School	202.00	253.50	293.00	748.50	83.80	71.60	72.30	74.90	12
122	Fruit Ridge Elementary School	205.50	280.00	265.00	750.50	75.80	79.10	70.70	75.10	13
101	Susan B. Anthony Elementary School	207.00	283.50	265.00	755.50	76.40	80.10	70.70	75.60	14
580	A. Warren McClaskey Adult Center	194.00	251.00	311.50	756.50	80.50	70.90	76.90	75.70	15
410	Albert Einstein Middle School	184.00	269.00	306.00	759.00	74.80	76.00	76.50	75.90	16
594	Fremont School for Adults	198.00	265.50	299.00	762.50	82.20	75.00	73.80	76.30	17
450	Kit Carson Middle School	188.00	283.00	293.00	764.00	76.40	79.90	73.30	76.40	18
184	Language Academy Charter Elementary	220.00	280.00	265.00	765.00	81.20	79.10	70.70	76.50	19
379	Washington Elementary School	191.50	292.00	281.00	764.50	70.70	82.50	74.90	76.50	20
108	Ethel I. Baker Elementary School	209.50	280.00	276.00	765.50	77.30	79.10	73.60	76.60	21
151	Leonardo da Vinci K-8 School	191.00	278.00	298.00	767.00	77.60	78.50	74.50	76.70	22
282	Phoebe Hearst Basic Elementary School	215.50	280.00	271.00	766.50	79.50	79.10	72.30	76.70	23
801	Operations Support Services	157.00	286.50	228.00	671.50	71.00	82.10	76.30	77.30	24
148	Jedediah Smith Elementary School	210.00	297.00	268.00	775.00	77.50	83.90	71.50	77.50	25
359	Tahoe Elementary School	206.00	276.00	294.00	776.00	76.00	78.00	78.40	77.60	26
095	Earl Warren Elementary School	217.00	289.00	271.00	777.00	80.10	81.60	72.30	77.70	27
300	Crocker/ Riverside Elementary School	205.00	272.00	300.00	777.00	75.60	76.80	80.00	77.70	28
363	Theodore Judah Elementary School	210.00	272.00	295.00	777.00	77.50	76.80	78.70	77.70	29
480	Sam Brannan Middle School	196.50	281.50	299.50	777.50	79.90	79.50	74.90	77.80	30
173	John Morse Waldorf K-8 School	186.00	286.00	308.00	780.00	75.60	80.80	77.00	78.00	31
431	Fern Bacon Basic Middle School	190.50	288.50	301.50	780.50	77.40	81.50	75.40	78.10	32
138	Martin Luther King, Jr. K-8 School	189.00	282.00	311.00	782.00	76.80	79.70	77.80	78.20	33
032	Caleb Greenwood K-8 School	187.00	281.00	315.00	783.00	76.00	79.40	78.80	78.30	34
327	Sequoia Elementary School	212.00	301.50	272.00	785.50	78.20	85.20	72.50	78.60	35
163	John Cabrillo Elementary School	240.50	287.00	268.00	795.50	88.70	81.10	71.50	79.60	36
384	William Land Elementary School	202.00	302.00	292.00	796.00	74.50	85.30	77.90	79.60	37
097	Abraham Lincoln Elementary School	218.00	303.00	277.00	798.00	80.40	85.60	73.90	79.80	38
490	Sutter Middle School	198.00	294.00	305.50	797.50	80.50	83.10	76.40	79.80	39
029	Bret Harte Elementary School	219.50	291.00	290.50	801.00	81.00	82.20	77.50	80.10	1
510	C. K. McClatchy High School	194.00	286.50	321.00	801.50	80.50	80.90	79.30	80.20	2
420	Charles M. Goethe Middle School	188.00	293.00	323.00	804.00	76.40	82.80	80.80	80.40	3
142	Hollywood Park Elementary School	205.00	304.50	295.50	805.00	75.60	86.00	78.80	80.50	4
229	Mark Hopkins Elementary School	210.00	293.00	303.00	806.00	77.50	82.80	80.80	80.60	5
153	John Bidwell Elementary School	210.00	304.50	293.00	807.50	77.50	86.00	78.10	80.80	6
262	Nicholas Elementary School	221.00	296.50	292.00	809.50	81.50	83.80	77.90	81.00	7
277	Peter Burnett Elementary School	194.50	297.50	318.00	810.00	71.80	84.00	84.80	81.00	8
037	Caroline Wenzel Elementary School	230.50	290.00	292.00	812.50	85.10	81.90	77.90	81.30	9
235	Mark Twain Elementary School	218.00	291.00	305.00	814.00	80.40	82.20	81.30	81.40	10
350	Genevieve Didion K-8 School	205.50	301.00	307.50	814.00	83.50	85.00	76.90	81.40	11
168	John D. Sloat Basic Elementary School	215.00	301.00	299.00	815.00	79.30	85.00	79.70	81.50	12
375	Thomas Jefferson Elementary School	229.00	282.00	309.00	815.00	84.50	79.70	81.10	81.50	13
035	Camellia Basic Elementary School	238.50	265.50	315.00	819.00	88.00	75.00	84.00	81.90	14
010	A. M. Winn Elementary School	232.50	305.00	282.00	819.50	85.80	86.20	75.20	82.00	15
017	Bear Flag Elementary School	218.00	301.00	302.00	821.00	80.40	85.00	80.50	82.10	16
059	David Lubin Elementary School	213.00	299.00	311.00	823.00	78.60	84.50	82.90	82.30	17
267	O. W. Erlewine Elementary School	227.50	304.00	291.50	823.00	83.90	85.90	77.70	82.30	18
445	John H. Still Center K-8 School	209.50	299.00	314.00	822.50	85.20	84.50	78.50	82.30	19
146	Isador Cohen Elementary School	233.00	300.00	291.50	824.50	86.00	84.70	77.70	82.50	20
100	Edward Kemble Elementary School	211.00	302.00	313.00	826.00	77.90	85.30	83.50	82.60	21
130	Golden Empire Elementary School	226.50	297.50	302.00	826.00	83.60	84.00	80.50	82.60	22
520	Hiram W. Johnson High School	210.50	296.00	319.50	826.00	87.30	83.60	78.90	82.60	23
024	Bowling Green Charter Elementary School	226.50	310.50	289.50	826.50	83.60	87.70	77.20	82.70	24
043	Collis P. Huntington Elementary School	227.00	286.00	314.00	827.00	83.80	80.80	83.70	82.70	25
495	Will C. Wood Middle School	196.00	295.00	339.00	830.00	79.70	83.30	84.80	83.00	26
004	Alice Birney Elementary School	220.50	305.00	305.00	830.50	81.40	86.20	81.30	83.10	27
098	Cesar E. Chavez Elementary School	200.50	325.50	310.00	836.00	74.00	91.90	82.70	83.60	28
415	California Middle School	205.00	299.00	336.00	840.00	83.30	84.50	84.00	84.00	29
223	Maple Elementary Elementary School	236.50	314.00	290.50	841.00	87.30	88.70	77.50	84.10	30
144	Hubert H. Bancroft Elementary School	227.00	304.00	317.00	848.00	83.80	85.90	84.50	84.80	31
285	Pony Express Elementary School	241.00	313.00	294.00	848.00	88.90	88.40	78.40	84.80	32
104	Elder Creek Elementary School	233.50	326.00	295.00	854.50	86.20	92.10	78.70	85.50	33
550	Sacramento High Charter School	204.00	301.00	357.00	862.00	84.60	85.00	88.10	86.20	34
284	Lisbon Elementary School	232.50	317.50	319.50	869.50	85.80	89.70	85.20	87.00	35
830	Warehouse / Print Shop / Nutrition Services	169.50	324.00	265.00	758.50	76.70	92.80	88.60	87.30	36
117	Father Keith B. Kenny Charter Elementary	231.00	314.00	330.00	875.00	85.20	88.70	88.00	87.50	37
242	Matsuyama Elementary School	242.00	323.00	341.00	906.00	89.30	91.20	90.90	90.60	1
593	Charles A. Jones Skills Center (Adult Ed)	223.50	317.00	365.00	905.50	92.70	89.50	90.10	90.60	2
535	New Technology Charter High School	218.00	328.00	365.00	911.00	90.50	92.70	90.10	91.10	3
571	Capital City / Independent Study School	212.50	343.00	361.50	917.00	88.20	96.90	89.30	91.70	4
305	James W. Marshall Elementary School	252.00	337.50	331.00	920.50	93.00	95.30	88.30	92.10	5
515	Genesis Charter High School	233.50	338.00	368.00	939.50	96.90	95.50	90.90	94.00	6
700	Health Professions High School	219.00	354.00	368.00	941.00	90.90	100.00	90.90	94.10	7
522	Family Education Center	213.50	336.00	279.50	829.00	96.60	96.30	93.50	95.40	8
540	Rosemont High School	237.50	346.00	370.00	953.50	98.50	97.70	91.40	95.40	9
825	Sema Center	208.00	335.00	291.00	834.00	94.10	96.00	97.30	96.00	10
572	Capital City Child Development Center	209.50	344.00	290.50	844.00	94.80	98.60	97.20	97.10	11
No score due to interim state of construction during evaluations										
505	America's Choice Charter High School	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
595	Florin Technology Education Center (Adult Ed)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Scored as an elementary school and is now a Special Education Therapy Center										
111	Marian Anderson Elementary School	218.00	291.00	304.00	813.00	80.40	82.20	81.10	81.30	

- **70s** - Generally indicates an aging inventory where progress in site, condition and program has been made, but which still has many needs (this level often reflects a “time-warp” facility, which has a decades-old design that impacts current school functionality).
- **80s** - Generally indicates schools that have responded well to all areas of evaluation but still have deficiencies. Modernization alone has moved the scores of many SCUSD schools into the 80s.
- **90s** - The school meets all significant criteria. There are projects to correct a few problems or enhance the facility.

Exhibit 2-10
SCUSD Condition
Scores

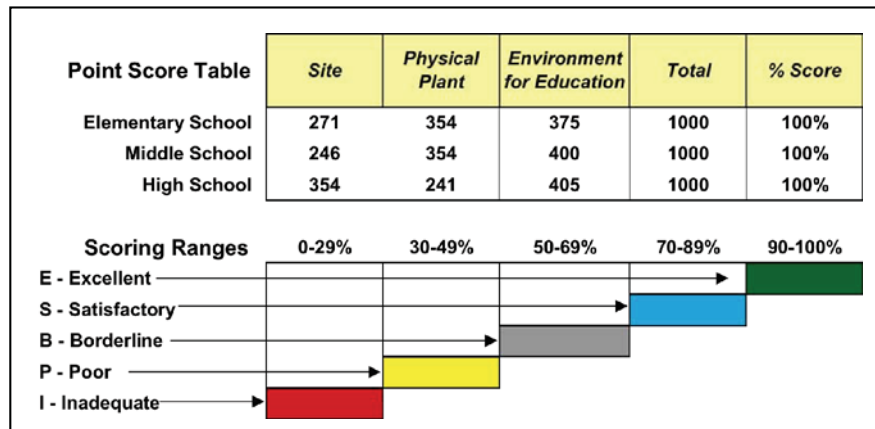


Exhibit 2-11
SCUSD Score
Distribution

Score Distribution For SCUSD Schools and Support Facilities					
Excellent	10				10.4%
Satisfactory	76			79.2%	
Borderline	9		9.4%		
Poor	1	1.0%			
Inadequate	0	0.00%			
Sites Scored	96				

Some sites such as Florin Tech were not scored due to current “not finished” status.

The scoring system has 1,000 points (except administration sites at 869) and covers hundreds of evaluation subcategories with scores from 1 to 25. In order to receive a low score, a facility must have a majority of low ratings in the subcategories, and give a generally poor impression of its site, condition and educational space needs.

This study concludes that the old administration building at 16th and N is inadequate and should be replaced. The district still has one school site (St. Hope School Public School 7) that scores below 60 and six school programs and one district transportation complex that score below 70, mostly due to very small sites (Woodbine ES, Freeport ES, 8th and V school, Oak Ridge ES, Washington ES, and Old Marshall

School). Forty-nine programs score above 80. Based on past studies, interviews and information from principals, SCUSD's average score of 79.44 would be significantly lower without the extensive modernization program.

Many scores are also the result of a "time warp" impact. Can a school from the 1950s be sufficiently modified to support the same quality of learning experience as do schools like Matsuyama, built in the 1990s, the New South Area ES, built in 2006, or the old Thurgood Marshall School successfully reconstructed into the New Tech Charter High School? Modernization has helped many schools improve small space issues with some changes to administration, multipurpose, library, computer, and PE spaces. But much work remains, now that the most significant environmental problems have been resolved: roofing, HVAC, power for technology, lighting, paint, old (often rotting) portables / modular construction classrooms, and poor play areas.