

# BLAIR IB MAGNET 6-8 GRADE CAMPUS NEW CLASSROOMS / SCIENCE LABS BUILDING



FACILITIES SUBCOMMITTEE PRESENTATION

JANUARY 20, 2009

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# INTRODUCTION | The gkkworks Advantage



- Located in Pasadena
- Staff of More than 270 Professionals Including Architectural and Construction Expertise
- Extensive Education Experience, 70% Education Studio
- Successfully Completed over \$750 million Educational Facilities in the past 5 Years
- Committed to Sustainable / Green Design
- Award Winning Planning and Design Firm
- Project Controls and Estimating In-house
- We Listen and Collaborate to Solve Problems

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# ORGANIZATION STRUCTURE



## Pasadena Unified School District

**Javan Nabili, AIA**  
Principal-In-Charge

**Edmund Einy, AIA**  
Director of Design

**Vincent H. Petito, AIA,  
LEED AP**  
Director of Production

### Senior Key Staff

**Blair Ripplinger, AIA**  
Senior Project Manager

**Mark Skiles, AIA**  
Project Architect

**Devan Mitchell**  
Designer

### Consultant Team

**Costa & Associates**  
Structural Engineers

**Maroko & Shwe, Inc.**  
Mechanical/Plumbing Engineers

**NA Cohen Group, Inc.**  
Electrical Engineers

**ah'bé**  
Landscape Architects

**FPL & Associates**  
Civil Engineers

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# BLAIR IB MAGNET 6-8 GRADE CAMPUS PROGRAMING / PLANNING STUDY



**PUSD**

Pasadena Unified School District



**BLAIR IB MAGNET**

An International Baccalaureate School

*"Home of the Vikings"*



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# BLAIR 6-8 GRADE CAMPUS NEW CLASSROOMS / SCIENCE LABS BUILDING





## BLAIR HIGH SCHOOL (7-12)

1201 South Marengo  
Avenue

Pasadena, CA 91106  
(626) 441-2201

Year Built:	1964
Site Acreage:	5.00
Grade Levels:	7-12
Enrollment:	1181
Permanent Capacity:	1242
Classrooms:	
Permanent:	31
Portables:	24

### Assessment Summary:

Upon arrival at Blair High, the most noticeable aspect of the school's curb-side façade is the lack of a well defined main entry. The second noticeable feature is its porosity to any part of the campus without having to go through a controlled access point. These characteristics prompted the Planning Team to propose a redistribution of the administrative spaces into one cohesive and well defined location within the Main Building – this in concert with the creation of an entry quad marked as such through the implementation of architectural elements which would define its importance as a gateway.

Blair was minimally touched by the previous modernization effort so its immediate needs are numerous. Included under this priority are: Construction of a permanent cover to shield the amphitheater and stage area or the construction of a new auditorium; make the entire site ADA accessible through ramping, lift and/or elevator systems, including access to the pool area and fields beyond; modernization of the main, three story, Classroom Building, including upgrading of the Cafeteria and Kitchen; provision of natural lighting to classroom spaces and the corridors, utilizing mitigating measures on the latter to eliminate the “institutional” look. Also, special classrooms such as the Music/Band Room are in need of modernization as are the gym's locker rooms..



SITE SIZE : 21.40 ACRES

**SCHOOL FACILITY LEGEND**

- PORTABLE
- REASSIGNED TEACHING SPACE

**TEACHING SPACES**

- CLASSROOM
- KINDERGARTEN
- LAB
- SHARED ED
- PE

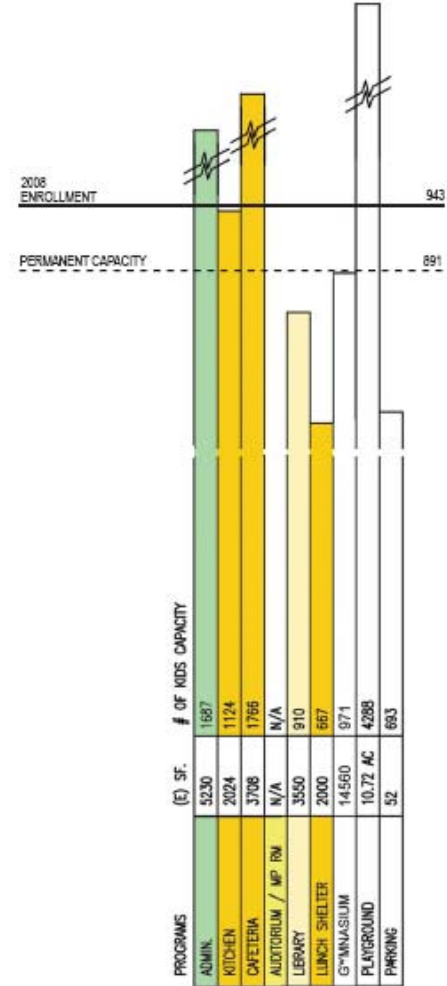
**SHARED SUPPORT**

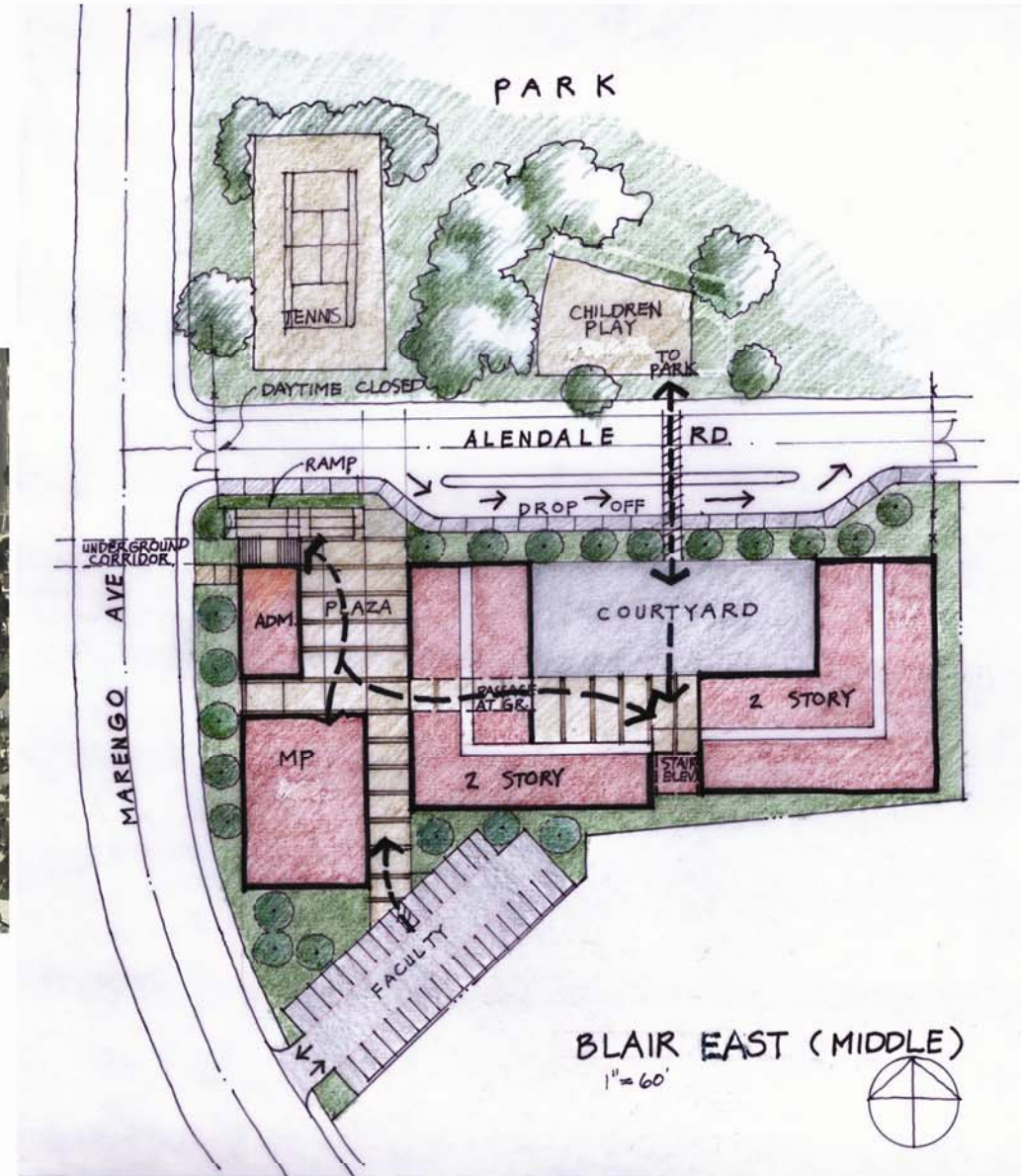
- LIBRARY
- MULTI-PURPOSE
- FOOD SERVICE
- TOILET
- WORKROOM, ETC.

**CENTRAL ADMINISTRATION**

- CENTRAL ADMIN.
- MAINTAIN & OPERATION

**ENROLLMENT AND CAPACITY INFORMATION**





June 06 2008





SITE SIZE : 21.40 ACRES



SITE CHARACTERISTIC MAP

**LEGEND**

**MODERNIZATION**

- 1 MODERNIZE GROUND FLOOR
- 2 MODERNIZE SECOND FLOOR
- 3 MODERNIZE THIRD FLOOR

**NEW CONSTRUCTION/ RECONSTRUCTION**

- 4 ADMINISTRATION / LIBRARY / STUDENT SERVICES (RECONSTRUCTION)

**SITE DEVELOPMENT**

- 5 NEW PARKING STUDENT/ FACULTY
- 6 NEW SHADE STRUCTURE
- 7 NEW ENTRY COURT

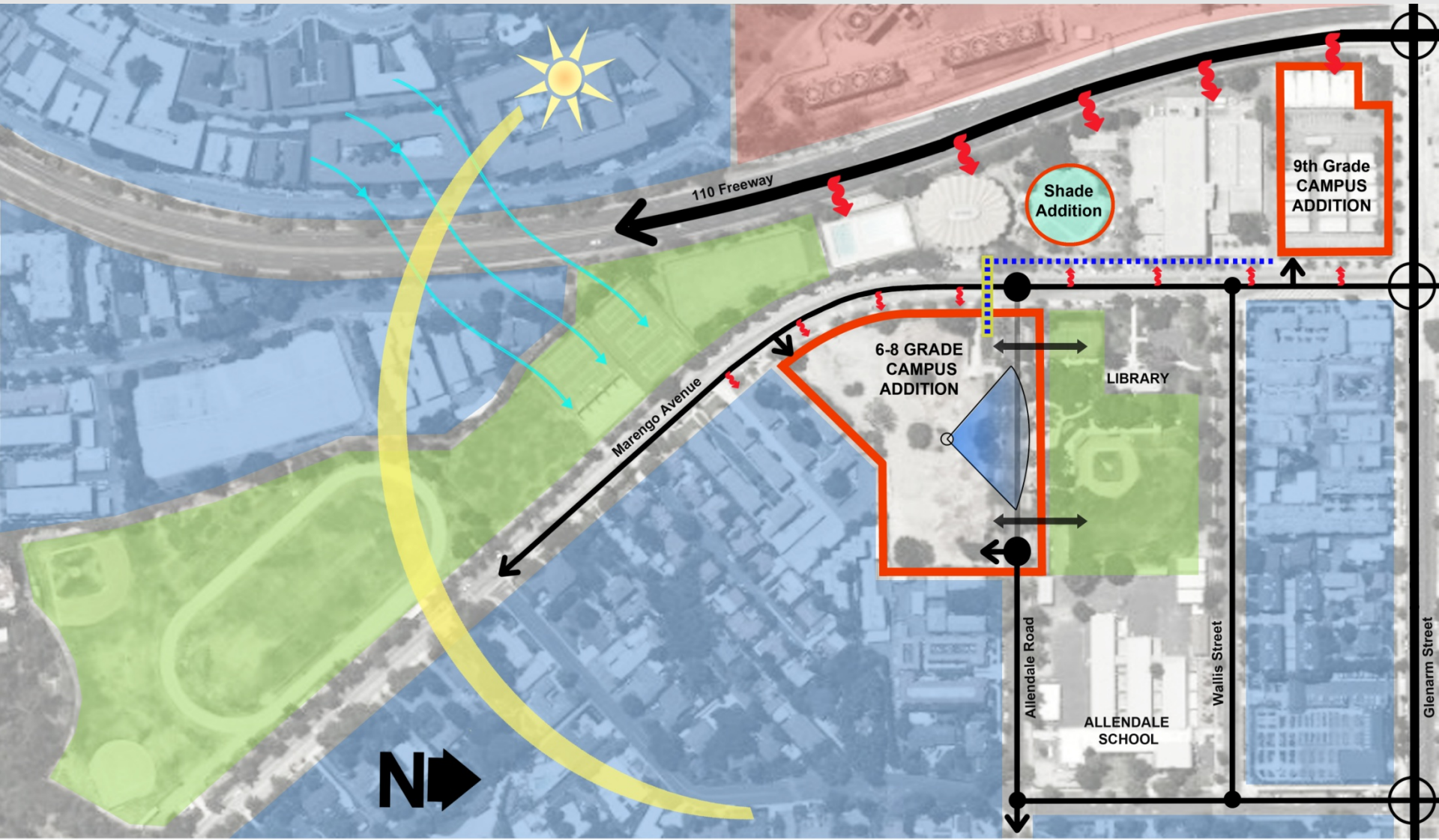


AERIAL PHOTO

**LEGEND**

- MODERNIZATION
- NEW CONSTRUCTION / RECONSTRUCTION
- PEDESTRIAN CIRCULATION
- FIRE ACCESS
- SERVICE ACCESS
- DROP OFF
- GRASSED AREA
- PAVED AREA
- PARKING





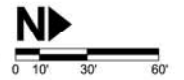
MARENGO AVENUE



90,000 SF	Building/Parking Area
29,000 SF	Playground Area
23,000 SF	Road Closure Area
142,000 SF (3.3 acre)	Site Area

20 @ 960 SF	General Classrooms
4 @ 1200 SF	Science
2 @ 430 SF	Preparation Area
1 @ 1200 SF	Art
1 @ 1200 SF	Multi-Purpose
2 @ 960 SF	Teacher Workroom

29,180 SF	Total Net
@ 15%	
33,557 SF	Total Gross



MARENGO AVENUE

50 STALLS

WORK ROOM

CLASSROOM

CLASSROOM

CLASSROOM

CLASSROOM

CLASSROOM

CLASSROOM

CLASSROOM

CLASSROOM

CLASSROOM

CLASSROOM

CLASSROOM

MULTI-PURPOSE CLASSROOM CLASSROOM

PLAYGROUND /  
FUTURE EXPANSION





# SUSTAINABILITY OPPORTUNITIES | LEED/CHPS +

## SUSTAINABLE SITES

- DEVELOPMENT DENSITY
- ALTERNATIVE TRANSPORTATION
- HEAT ISLAND EFFECT
- LIGHT POLLUTION

## WATER EFFICIENCY

- WATER EFFICIENT LANDSCAPE
- WATER USE REDUCTION

## ENERGY AND ATMOSPHERE

- OPTIMIZE ENERGY PERFORMANCE
- ON-SITE RENEWABLE ENERGY
- ENHANCED COMMISSIONING

## MATERIALS AND RESOURCES

- STORAGE & COLLECTION OF RECYCLABLES
- CONSTRUCTION WASTE MANAGEMENT
- RECYCLED CONTENT
- REGIONAL MATERIALS
- RAPIDLY RENEWABLE MATERIALS

## INDOOR ENVIRONMENTAL QUALITY

- LOW EMITTING MATERIALS  
ADHESIVES & SEALANTS, PAINTS &  
COATINGS, CARPET SYSTEMS
- CONTROLLABILITY OF SYSTEMS, LIGHTING
- CONTROLLABILITY OF SYSTEMS, THERMAL
- DAYLIGHTING & VIEWS

## INNOVATION CREDITS

## **PROJECT APPROACH** | Quality Assurance/Quality Control

- Establish Project Approach & Delivery System (FTP Site)
- Close Attention to Details, Interdisciplinary Coordination
- Weekly Consultant Meetings
- Milestone Reviews by in-house CM Group
- Constructability Reviews by in-house CM Group
- Rigorous Construction Administration
- Minimizes Change Orders

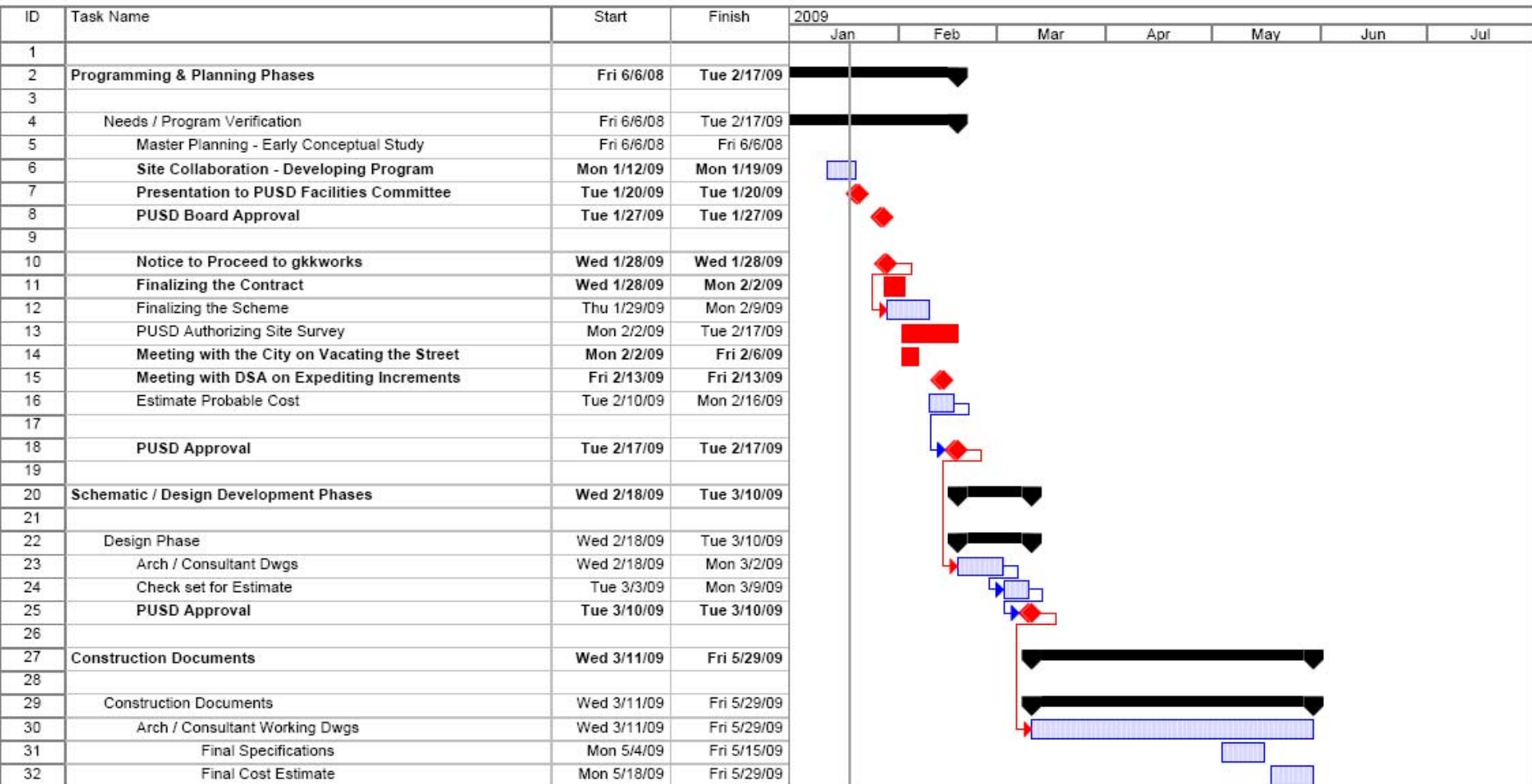


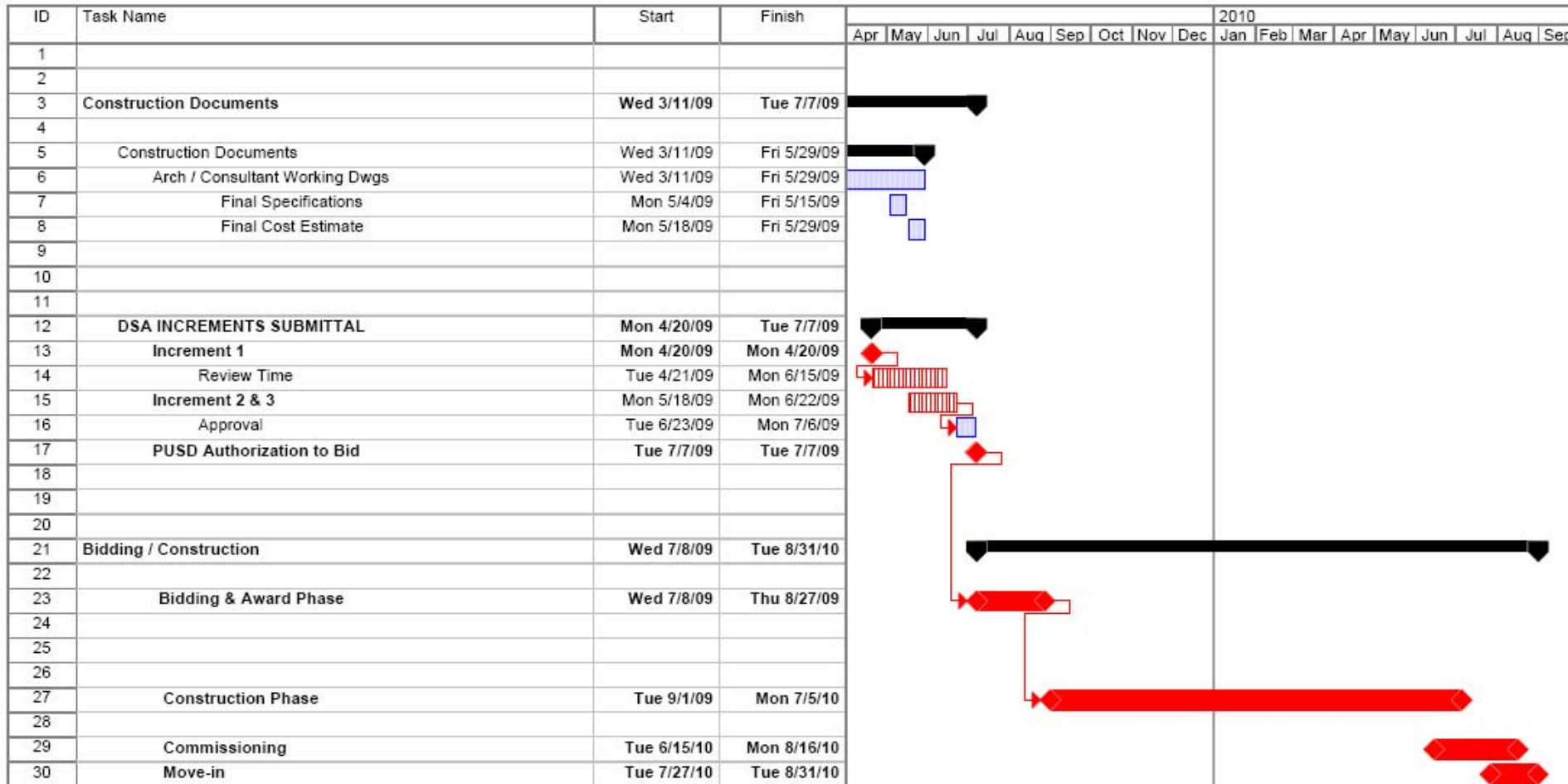
- **Unique Organization Providing In-House Cost Estimating**

- ▶ Performed by Field-Experienced Cost Estimators
- ▶ Advantage that Few Competitors Provide

- **Allows Project Team to:**

- ▶ Examine Project Budget at a Very Early Stage
- ▶ Gauge Impact of Design Alternatives
- ▶ Accurately Prioritize Bid Alternates





**PUSD | BLAIR IB | gkkworks | PARTNERSHIP**



- **Deliver 6-8 Grade Campus by September, 2010**

**Add 20 Classrooms**

**4 Science Laboratories**

**2 Art & Multi-purpose Classrooms**

- **Currently involved & Familiar with the Campus**
- **Local / Principal Focus**
- **Extensive Educational Experience, 70% Educational Studio**
- **Ready / Committed to Meet the Challenge**

**gkkworks**