



# Blair High School

1201 S Marengo Ave, Pasadena, CA 91106



## Campus Overview

Year Built: 1964  
Site Size: 5.0 Acres

Blair High School is an authorized International Baccalaureate World School. IB is the framework of our three signature programs. All students in grades 6-10 are enrolled in the IB Middle Years Programme. Select students in grades 11-12 choose to participate in the IB Diploma Programme. The Career-Related Programme in the Health Careers Academy partners IB courses with health career courses. Blair has a Spanish Dual Language Immersion Program, begun in middle school and carried through to high school, in which students take classes entirely in Spanish. Unique to Blair is a new Armenian DLIP.

## Recent Modernizations

Modernization Bond (1998-2008)	Demolition of building C.
Measure TT (2008-2021)	6-8th grade wing construction. Renovation completion of 23 classrooms. Expanded the office. Remodeled library. New entrance, track, athletic field, landscape, irrigation. Parking lot upgrades.



**Blair High School, an International Baccalaureate authorized school, has a shared commitment to learning, cooperation, tolerance and self-discipline.**

Principal, David Ibarra

## Programs & Awards



International Baccalaureate



IMMERSION PROGRAM







**Learner-centered environments** engage students.

- Instructional spaces in a variety of sizes and shapes support engaging, participatory learning and instruction for individuals and small or large groups.
- Indoor and outdoor spaces stimulate learning and the imagination.
- Areas to display, perform, and celebrate student work support skill development in a variety of modalities.



**Community** and schools connect as partners.

- Spaces are adaptable and aligned to the needs of students, teachers, and families.
- School and community resources align to promote school safety for all students and families.
- Campuses foster a wide array of programs and partnerships that optimize community resources.



**Accountability** promotes continuous improvement.

- School facilities and interior layouts can accommodate change over time, to meet evolving educational needs and requirements.



**Creativity and collaboration** foster learning.

- School spaces facilitate collaboration between, among, and within groups.
- Students have easy access to tools and resources for learning in any space.
- Spaces can adapt to the scale and context of any learning endeavor.



**Flexibility and adaptability** are key to our success.

- Spaces are constructed to serve current and future demands.
- Learning environments support multiple learning styles, programs, student populations, and pedagogical approaches.
- Whenever possible, classroom design supports general rather than "specified" uses, so as to adapt easily if the need arises.



**Sustainability** is vital.

- Shared ownership is visible via spaces that are connected and transparent.
- Students, teachers, parents, and community help define and contribute to their school's visual, spatial, and architectural identity.

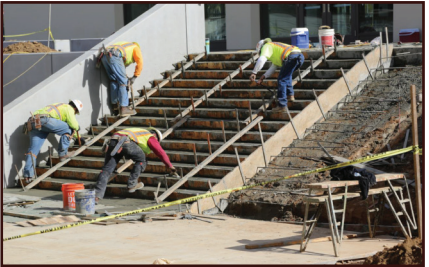
**1. Technology Infrastructure**

Provide ongoing effective technological integration of audio visual and tablet tools to enhance connectivity, classroom mobility and encourage student centered project-based learning.



**2. State Mandated**

Upgrades to code items including Accessible, AB 300, Net-Zero Performance and Fire Life & Safety requirements. Upgrades to pending heating, ventilation and air conditioning, plumbing, electrical, roofing, painting, and fencing items.



**3. Safety & Security**

Removal of hazardous materials. Improvements to student drop-off, parking, exterior lighting, fencing, fire alarms, emergency lighting, intrusion alarms, and controlled school entry security cameras.



**4. Path to Zero Net Energy & Water Conservation**

Incorporation of Energy Efficient systems to existing structures and new construction. Use of recycled water for irrigation.



**5. Program Improvements**

New construction for specific signature program for each campus. Upgrades to equipment to existing signature program spaces.



**6. 21st Century Learning & Flexible Classrooms**

Addition of flexible furniture, storage systems, and Audio Visual equipment to accommodate diverse learning methods.



**7. Modernization & Reconfiguration**

Upgrades to finishes, casework, doors, and windows. This includes auditorium and specialty classrooms equipment upgrades. Reconfiguration of interior layout to support new programming.



**8. Physical Education & Play Area Improvements**

Modernization, reconfiguration and/or addition of athletic facility programs to support the needs of the Physical Education & Athletic Programs.



**9. Multi-Purpose Spaces & Food Service Improvements**

Modernization, reconfiguration, and/or addition of multi-purpose spaces. This includes modernization of cafeterias, serveries, and multi-purpose spaces.



**10. Site Improvements**

Improvements to site utilities and service lines. Upgrades to paving, landscaping, curb appeal, turf fields, and exterior play areas.



**11. Outdoor Learning Classrooms & Gardens**

Addition or improvement of outdoor student learning programs, gardens, and gathering areas.



**12. Intelligent New Construction**

New permanent 21<sup>st</sup> century building construction that enhances campus energy performance, reduces maintenance, replaces legacy infrastructure, and/or temporary portable structures.







# Blair High School

## Assessment Summary

### 1. Technology Infrastructure

- Existing Network and Technology needs replacement

### 2. State Mandated Items

- Reconstruct fire access lances & gates to provide 20'-0" min.
- ADA site-accessibility upgrades are required throughout the campus including walkways, ramps, stair, detectable warnings, handrails, drinking fountains, and signage.
- Verify and confirm if all Building Seismic Upgrades are required

### 3. Safety & Security

- Fencing & gates as need: Fencing along Del Mar Ave is not tall enough
- Need security system with entryway sensors and campus security cameras

### 4. Path to Zero Net Energy & Water Conservation

- There is a mixture of light fixture types, including LED, T8 and T12.
- Existing irrigation system is a conventional overhead spray irrigation system
- There are esource-intensive existing plantings like turf grass and plant material
- Expansive asphalt areas have implications for urban heat island.

### 5. Signature Program Improvements

- N/A

### 6. 21st Century Learning & Flexible Classrooms

- N/A

### 7. Modernization & Reconfiguration

- N/A

### 8. Physical Education & Play Area Improvements

- Replace outdated turf fields with new artifical turf
- Gymnasium Buildings require extensive renovation
- Pools and pool equipment need renovation
- Re-surface tennis courts, replace nets, and replace fencing
- Field restrooms in need of upgrade

### 9. Multi-Purpose Spaces & Food Service Improvements

- N/A

### 10. Site Improvements

- Reconstruct fire access lanes & gates to provide 20'-0" min. width
- Major renovation and upgrades required at the outdoor Amphitheater: Inadequate shading structures, natural tree canopy, weather protection, seating and ADA compliance
- Replant landscaping & replace irrigation throughout campus, including sports fields
- Construct gated trash enclosure

### 11. Outdoor Learning Classrooms & Gardens

- Provision of proper landscaping and garden spaces required

### 12. Intelligent New Construction

- New Classroom building was completed in 2020

## Legend



Entry



Drop-off



School Bus Zone



Accessible Entry



Property Line



Vehicular



Pedestrian



Accessible Route



School Bus Zone



Solar Panels



Classrooms



Specialty Classrooms



Multi-Purpose Space



Support Space



Administration & Faculty



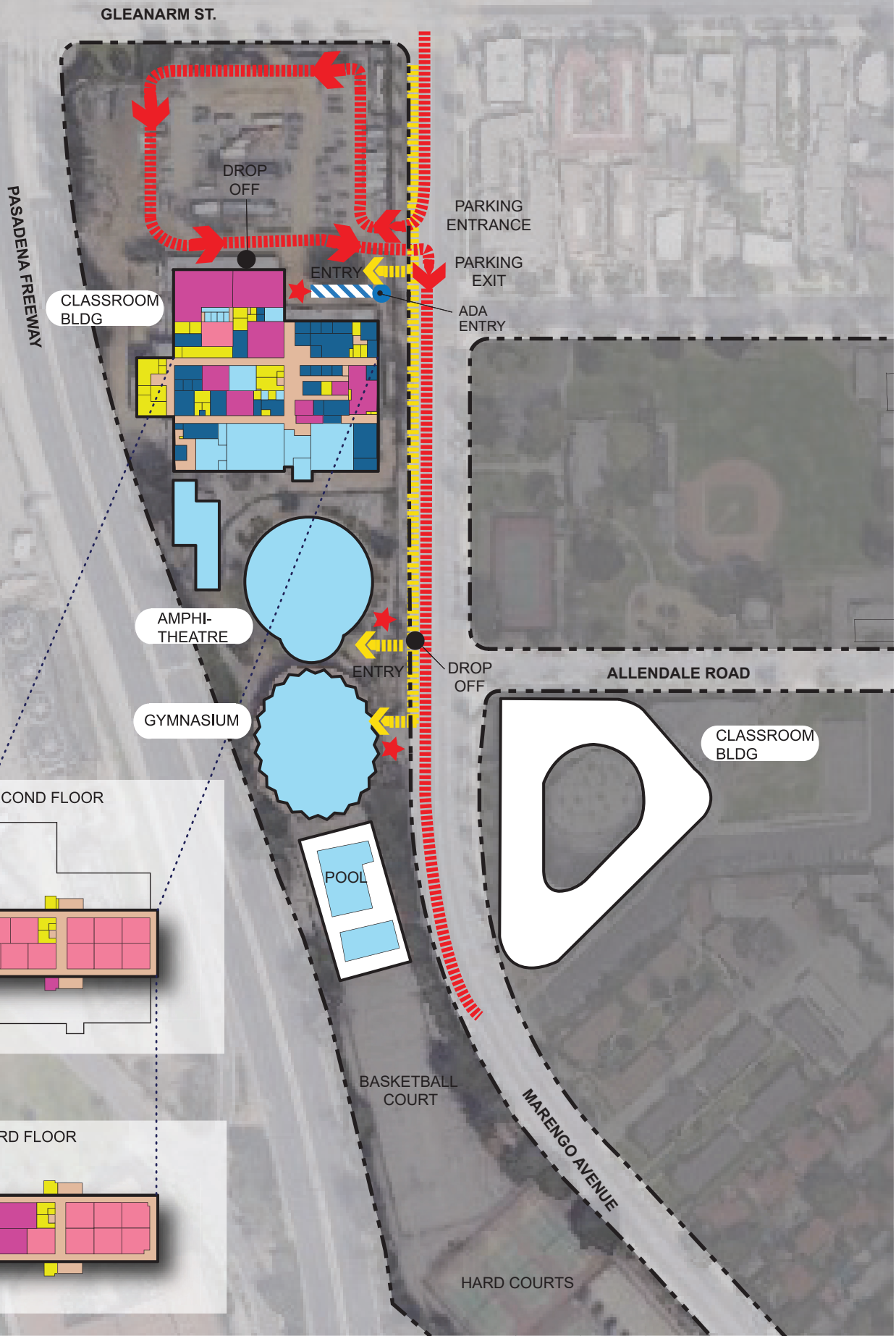
Outdoor Learning



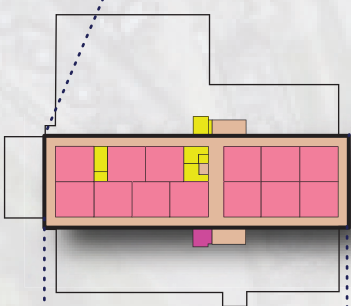
Circulation



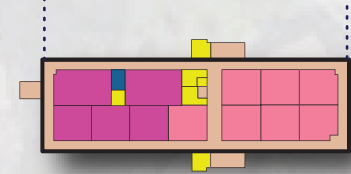
Existing Play Structure



SECOND FLOOR



THIRD FLOOR





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# Blair High School

## Suggested Improvements

### 1. Technology Infrastructure

- Upgarde Network and Technology Infrastructure

### 2. State Mandated Items

- Reconstruct fire access lances & gates to provide 20'-0" min.
- Upgrade ADA site-accessibility
- Building Seismic Upgrades are required

### 3. Safety & Security

- Replacement of chain link fencing / gate / hardware & retaining wall as needed
- Provide security system with entryway sensors and campus security cameras

### 4. Path to Zero Net Energy & Water Conservation

- Retrofit: Energy efficient lighting, & HVAC & controls water efficient plumbing, thermal insulation, energy affiant windows, improved indoor air quality
- Replace resource-intensive existing plantings like turf grass and plant material with climate-appropriate plant species. New plants shall be durable, low maintenance, and require minimal watering.
- Update irrigation to meet or exceed State of California Model Water Efficient Landscape Ordinance (AB 1881).
- Reduce asphalt areas

### 5. Signature Program Improvements

- N/A

### 6. 21st Century Learning & Flexible Classrooms

- N/A

### 7. Modernization & Reconfiguration

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- Replace outdated turf fields with new artifical turf
- Modernize Gymnasium Buildings
- Upgrade Pools and pool equipment
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- Upgrade Field restrooms

### 9. Multi-Purpose Spaces & Food Service Improvements

- N/A

### 10. Site Improvements

- Reconstruct fire access lanes & gates to meet fire code
- New enclosed Auditorium with green roof :
- Replant landscaping & replace irrigation throughout campus, including sports fields
- New gated trash enclosure

### 11. Outdoor Learning Classrooms & Gardens

- New green roof area of the Auditorium affords the school opportunity for developing curricular programs and associated outdoor classrooms and gardens

### 12. Intelligent New Construction

- Addition of new Intelligent facilities to support school programs as applicable

Assessments, proposed improvements, and cost herein do not reflect actual approved work to be done, nor constitute an approved project scope.





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## Legend

- ★ Entry
- Drop-off
- School Bus Zone
- Accessible Entry
- Property Line
- ← Vehicular
- ← Pedestrian
- Accessible Route
- School Bus Zone
- Solar Panels
- x—x— Existing Fence
- x—x— New Fence
- New Building
- Modernization Spaces
- Circulation

## SITE WORK

- Outdoor Learning
- Site & Landscaping
- Athletic Field
- Accessible Improvements
- Pervious Surface
- Play Area & Structure
- Shade Structure
- Hardcourts
- Parking
- Demo

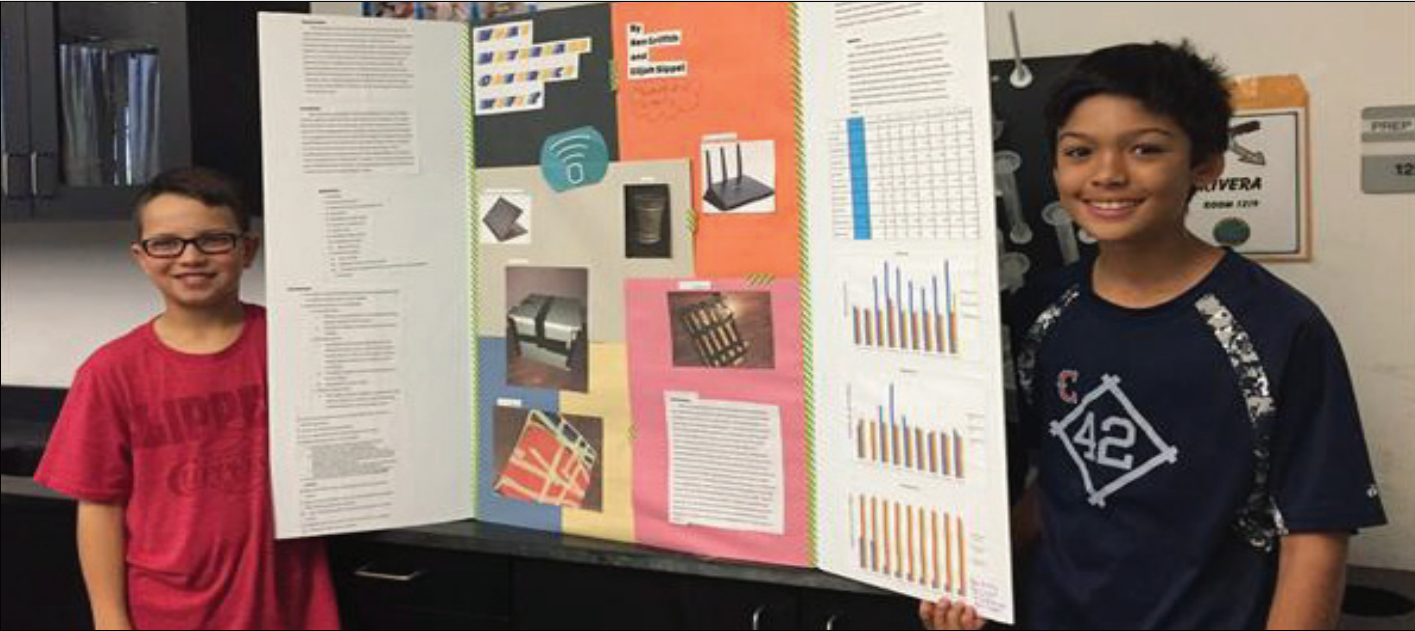
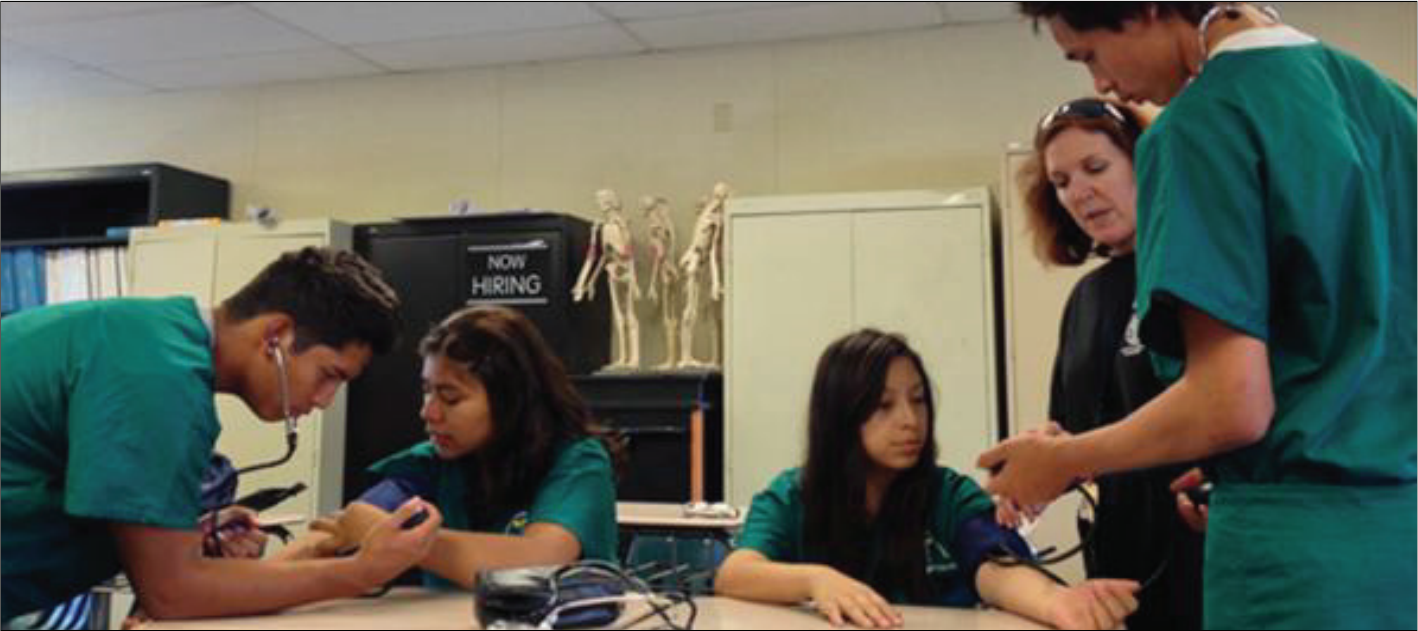






ESTIMATED ASSESSMENT COST

Scope of Work Categories		Total
1	Technology Infrastructure	\$1,200,000
2	State Mandated (Access / ADA Compliance, Fire-Life-Safety and Structural)	\$5,760,000
3	Safety & Security	\$480,000
4	Path to Zero Net Energy & Water Conservation	\$480,000
5	Signature Program Improvements	-
6	21st Century Learning & Flexible Classrooms	-
7	Modernization & Reconfiguration	-
8	Physical Education & Athletic Facility Improvements	\$7,200,000
9	Multi-Purpose Spaces & Food Service Improvements	\$8,400,000
10	Site Improvements	\$4,998,510
11	Outdoor Learning Classrooms & Gardens	\$882,090
12	Intelligent New Construction	\$5,480,000
Subtotal Estimated Assessment Cost		\$29,880,600
Soft Project Cost (20%)		\$6,573,732
Hard & Soft Costs Subtotal		\$36,453,332
Escalation (Averaged, 5% per annum to midpoint of construction)		\$3,944,240
Overall Contingency (10%)		\$2,988,060
Total Estimated Assessment Cost		\$43,386,632





# How Projects will be Established

WE ARE HERE

**Step 1 Create Needs Assessments for Each Site**

**Step 2 Create Facilities Master Plan**

**Step 3 Establish Priority Areas**

**Step 4 Establish Project List**

**Step 5 Prioritize Project List**

**Step 6 Begin Project Planning and Construction**

**\*Public input will be requested throughout the process**