



# Eliot Arts Magnet School

2184 North Lake Ave., Altadena, CA 91001



## Campus Overview

Year Built: 1931  
Site Size: 12.10 acres

Eliot Arts’ teachers connect traditional subjects with real-world experience using an arts-integrated approach; rather than teaching core classes in isolation, students learn math, science, social studies, and English through arts-infused demonstrations and performance tasks.

We offer an array of music, dance, theater arts courses in state-of-the-art facilities such as a new Mac lab and video-recording studio where students learn from professionals. Our professional partners, including The Huntington Library, Light Bringer Project and Lineage Dance, mentor our teachers and students in the classroom through ongoing artist residencies.

## Recent Modernizations

Modernization Bond (1998-2008)	New Science/Lab Bldg. & Parking Lot
Measure TT (2008-2021)	Modernization to Auditorium, Bldg. A Modernize Kitchen, Lunch Shelter Heating, Ventilation and Air-Conditioning Upgrades Alterations to Building C, Restroom Modernization
Energy Efficient Project (2020)	5 Solar Panel Structures



**“Eliot Arts Magnet is an innovative magnet school that nurtures students’ academic achievement through music, dance, theatre arts, and visual arts. We have an innovative academic program with an arts integration focus. Students enjoy learning math, science, English, and history through arts-infused project based learning.”**

Principal, Lori Touloumian

## Programs and Awards



Visual and Performing Arts...







**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.

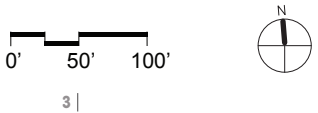






Legend

- ★ 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



Eliot Arts Magnet School



Assessment Summary

1. Technology Infrastructure

- Existing Closed-Circuit Television system and Internet Protocol based camera system needs to be replaced
- Projectors and Audio Visual equipment need upgrades at all Classrooms
- Need a new digital marquee at Lake Ave

2. State Mandated Items

- Safety locks need to be upgraded campus wide
- Need accessible upgrades to existing Path of Travel campus wide
- Need accessible handrail upgrades campus wide
- Need accessible upgrades at existing track and East bleachers
- Provide accessibility to North/East corner of tennis courts
- Provide restroom accessibility upgrades as needed
- Repair water damage mitigation at electrical room and Auditorium Lobby roof
- Roof Replacement campus wide

3. Safety & Security

- Replace perimeter and interior campus chain link fencing / gate / hardware as needed
- Fire Alarm upgrades campus wide
- Fire Extinguisher replacement campus wide as needed
- Provide Fire Supression in all areas
- Electrical panel upgrades, power distribution upgrades.
- Replace Education Management Control System and roof top ventilator campus wide.
- Seismic upgrades as required

4. Path to Zero Net Energy & Water Conservation

- Sink/Casework upgrades campus wide
- Restroom fixtures and interior lighting fixtures need to be replaced with energy efficient fixtures
- Replace shading devices campus wide
- Exterior Lunch Area courtyard to be evaluated

5. Signature Program Improvements

- Need new Restrooms facilities as required

6. 21st Century Learning & Flexible Classrooms

- Existing classrooms are traditional lecture layouts, with limited flexiblitiy
- Current furniture, audio visual and technologies do not allow for flexible teaching strategies

7. Modernization & Reconfiguration

- Modernize campus wide (finishes,windows, doors, Heating Ventilation and Air Conditioning)
- Need accessible egress upgrades in buildings as required
- Need direct access from cafeteria and exterior eating area
- Need rated clerestory windows at all Classrooms
- Need Heating Ventilation and Air Conditioning to Basement level
- Mitigate sound from Heating Ventilation and Air Conditioning at all Classrooms

8. Physical Education & Play Area Improvements

- Revitalize North/East corner of site (tennis, community workshop space
- Resurface existing asphalt play areas, blacktops and provide varied play

9. Multi-Purpose Spaces & Food Service Improvements

- Modernize kitchen, hallways and cafeteria
- Accessible upgrades to control room and dressing rooms at Auditorium
- Need music storage and sound mitigation
- Need sound mitigation at Auditorium

10. Site Improvements

- Existing and additional catch basin grade improvements and Storm drain filtration/retention
- Patch and paint existing concrete site walls
- Need gated trash enclosure
- Replace Drinking Fountains as needed

11. Outdoor Learning Classrooms & Gardens

- Landscape and irrigation improvements campus wide
- Need accessibility to Rose Garden adjacent to Library

12. Intelligent New Construction

- Campus in need of permanent buildings to replace aging portable structures.

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

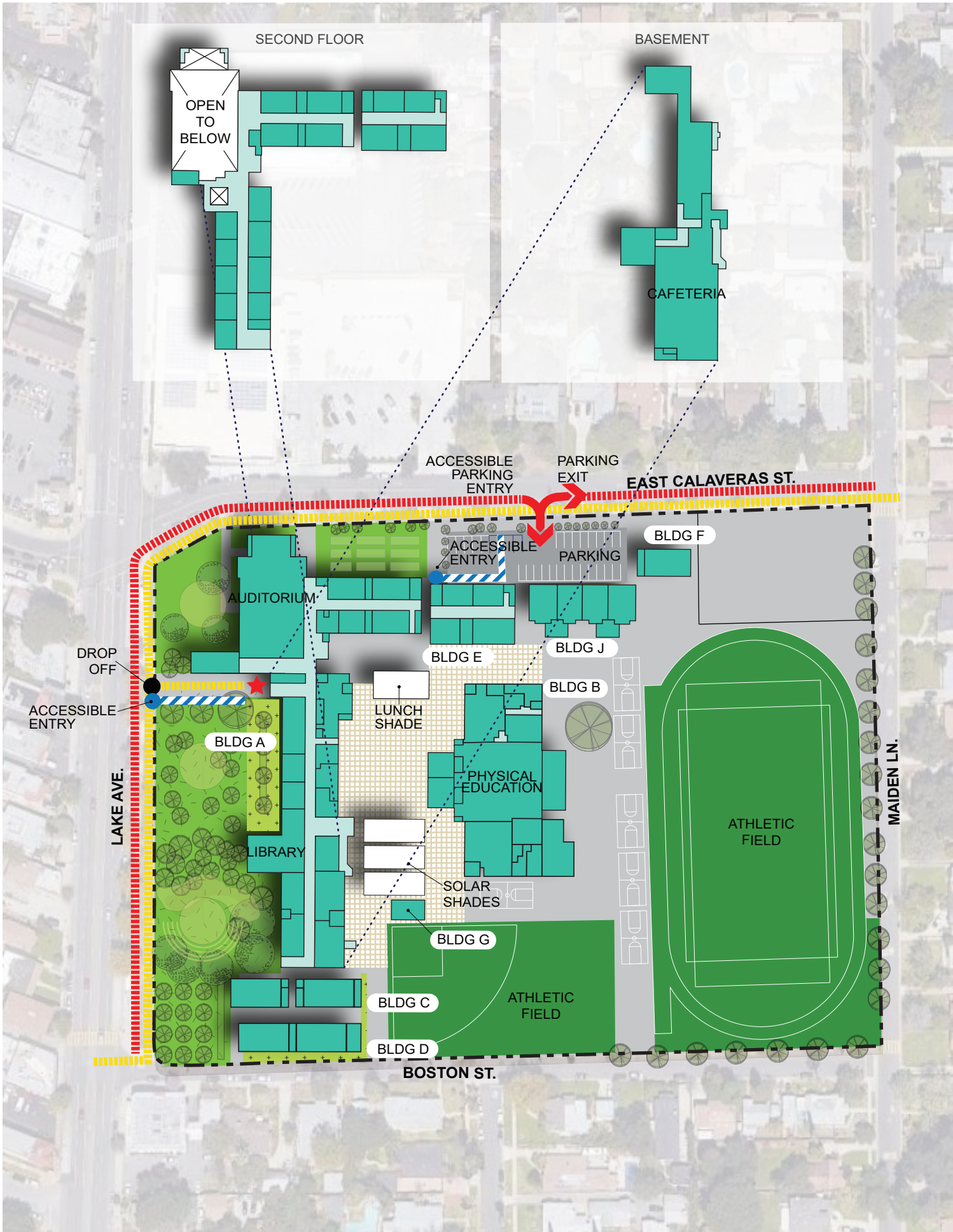




Suggested Improvements

1. Technology Infrastructure
  - Replace existing Closed-Circuit Television system and Internet Protocol based camera system
  - Upgrade Projection and Audio Visual at all Classrooms
  - New digital marquee at Lake Ave
2. State Mandated Items
  - Upgrade Safety lock campus wide
  - Upgrade accessible Path of Travel campus wide
  - Upgrade accessible handrails campus wide
  - Upgrade accessibility at existing track and East bleachers
  - Provide accessibility to North/East corner of tennis courts
  - Accessible restroom upgrades
  - Repair water damage mitigation at electrical room and Auditorium Lobby roof
  - Provide Roof campus wide
3. Safety & Security
  - Provide perimeter and interior campus chain link fencing / gate / hardware
  - Fire Alarm upgrades campus wide
  - Fire Extinguisher replacement campus wide as needed
  - Provide Fire Supression in all areas
  - Electrical panel upgrades, power distribution upgrades.
  - Provide Education Management control system and roof top ventilator campus wide.
  - Seismic upgrades as required
4. Path to Zero Net Energy & Water Conservation
  - Upgrade Sink/Casework campus wide
  - Provide restroom fixtures and interior lighting fixtures with energy efficient ones
  - Provide shading devices campus wide
5. Signature Program Improvements
  - Need new Restrooms facilities
6. 21st Century Learning & Flexible Classrooms
  - New classrooms layouts and updated infrastructure should allow for 21st Century teaching and learning capabilities.
7. Modernization & Reconfiguration
  - Modernize campus wide (finishes, windows, doors, Heating Ventilation and Air Conditioning)
  - Upgrade accessible egress in buildings
  - Provide direct access from cafeteria and exterior eating area
  - Provide rated clerestory windows at all Classrooms
  - Provide Heating Ventilation and Air Conditioning to Basement level
  - Mitigate sound from Heating Ventilation and Air Conditioning at all Classrooms
8. Physical Education & Play Area Improvements
  - Revitalize North/East corner of site (tennis, community workshop space, etc...)
  - Resurface existing asphalt play areas, blacktops and provide varied play
9. Multi-Purpose Spaces & Food Service Improvements
  - Modernize kitchen, hallways and cafeteria
  - Upgrade accessibility to control room and dressing rooms at Auditorium
  - Provide music storage and sound mitigation
  - Provide sound mitigation at Auditorium
10. Site Improvements
  - Provide catch basin grade improvements and Storm drain filtration/retention
  - Patch and paint existing concrete site walls
  - Provide gated trash enclosure
  - Replace Drinking Fountains
11. Outdoor Learning Classrooms & Gardens
  - Landscape and irrigation improvements campus wide
  - Provide accessibility to Rose Garden adjacent to Library
12. Intelligent New Construction
  - New Intelligent facilities to support school programs as needed

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







ESTIMATED ASSESSMENT COST		
Scope of Work Categories		Total
1	Technology Infrastructure	\$1,417,044
2	State Mandated (Access / ADA Compliance, Fire-Life-Safety and Structural)	\$9,919,308
3	Safety & Security	\$850,226
4	Path to Zero Net Energy & Water Conservation	\$566,817
5	Signature Program Improvements	\$1,417,044
6	21st Century Learning & Flexible Classrooms	\$2,834,088
7	Modernization & Reconfiguration	\$5,668,176
8	Physical Education & Athletic Facility Improvements	\$1,417,044
9	Multi-Purpose Spaces & Food Service Improvements	\$2,834,088
10	Site Improvements	\$4,084,080
11	Outdoor Learning Classrooms & Gardens	\$720,720
12	Intelligent New Construction	\$1,417,044
	Subtotal Estimated Assessment Cost	\$33,145,680
	Soft Project Cost (20%)	\$7,292,049
	Hard & Soft Costs Subtotal	\$40,437,729
	Escalation (Averaged, 5% per annum to midpoint of construction)	\$4,375,229
	Overall Contingency (10%)	\$3,314,568
	Total Estimated Assessment Cost	\$48,127,527





# 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**