



Daniel Webster Elementary School

2101 E. Washington Blvd. Pasadena, CA 91104



Campus Overview

Year Built: 1931
Site Size: 4.80 Acres

At Daniel Webster School, we prepare our students to compete successfully in our global society and to participate fully in our democracy as informed and thoughtful citizens. Our students will leave Daniel Webster School educated for independent thought and ethical action, as well as responsible globally minded, culture-conscious students and citizens who possess a desire to lead and collaborate in the 21st century.

Recent Modernizations

Modernization Bond (1998-2008)	New 6 Classroom Bldg., including library and restrooms. Parking Lot and Drop-Off and Pick-Up Improvements, Interior and exterior Accessibility Improvements
Measure TT (2008-2021)	New Kinder shade structure, paving & playground. Modernization to Auditorium Bldg. & Administration Bldg. New upper-grade playground and shade structure. New shade structure for pick-up and drop-off, Emergency Monitor System upgrades
Energy-Efficient Projects (2020)	Solar Array Installation



Principal, Kristin Forrest

“The academic success of Daniel Webster Elementary School is a result of the strong partnership between our staff and family community. We strive to offer rigorous instruction within a caring, encouraging, and inclusive environment. Webster has been home to multiple generations of Altadena and Pasadena families since 1927!”

Programs & Awards



PASADENA UNIFIED SCHOOL DISTRICT
Our Children. Learning Today. Leading Tomorrow.



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





Assessment Summary

1. Technology Infrastructure

- Existing Network and Technology needs replacement

2. State Mandated Items

- Handrail replacement at existing exterior and interior stairs as needed
- Accessible issues at existing parking near to main entry
- Seismic evaluation needed
- Fire alarm system replacement campus wide
- Need sink and casework replacement
- Need accessible sink replacement
- Restroom accessible issues are needed to meet current code
- Drinking fountain replacement campus wide

3. Safety & Security

- Replace perimeter campus chain link fencing, gate, hardware and retaining wall as needed
- Need right of way improvements for existing path of travel from Pepper Dr. to Pre-school entry
- Need a security system with entryway sensors and security cameras
- Existing west campus modular not approved by Division of the State Architect
- Path of travel to main campus entry is not accessible

4. Path to Zero Net Energy & Water Conservation

- Restroom fixtures and interior lighting fixtures need to be replaced with energy efficient ones

5. Signature Program Improvements

- Special Education and Gifted and Talented Education (GATE) programs at Level 1 need changing rooms and restrooms
- Band room needs acoustic mitigation

6. 21st Century Learning & Flexible Classrooms

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

7. Modernization & Reconfiguration

- Existing Pre-school portables need replacement

8. Physical Education & Play Area Improvements

- Existing asphalt play areas needs to be resurfaced
- Existing play equipment is not accessible

9. Multi-Purpose Spaces & Food Service Improvements

- Cafeteria needs improvements (Heating, Ventilation, and Air Conditioning, flooring, painting, furniture)
- Auditorium needs Heating, Ventilation and Air Conditioning improvements
- Existing shade structure adjacent to Food Service is undersized

10. Site Improvements

- Need exterior painting campus wide
- Landscape irrigation at main entry needs replacement
- Upper parking and play yard needs to be reconfigured
- Separation of fire, irrigation and domestic lines is needed
- Outdated boiler at central plant needs replacement
- Drainage needs to be upgraded campus wide

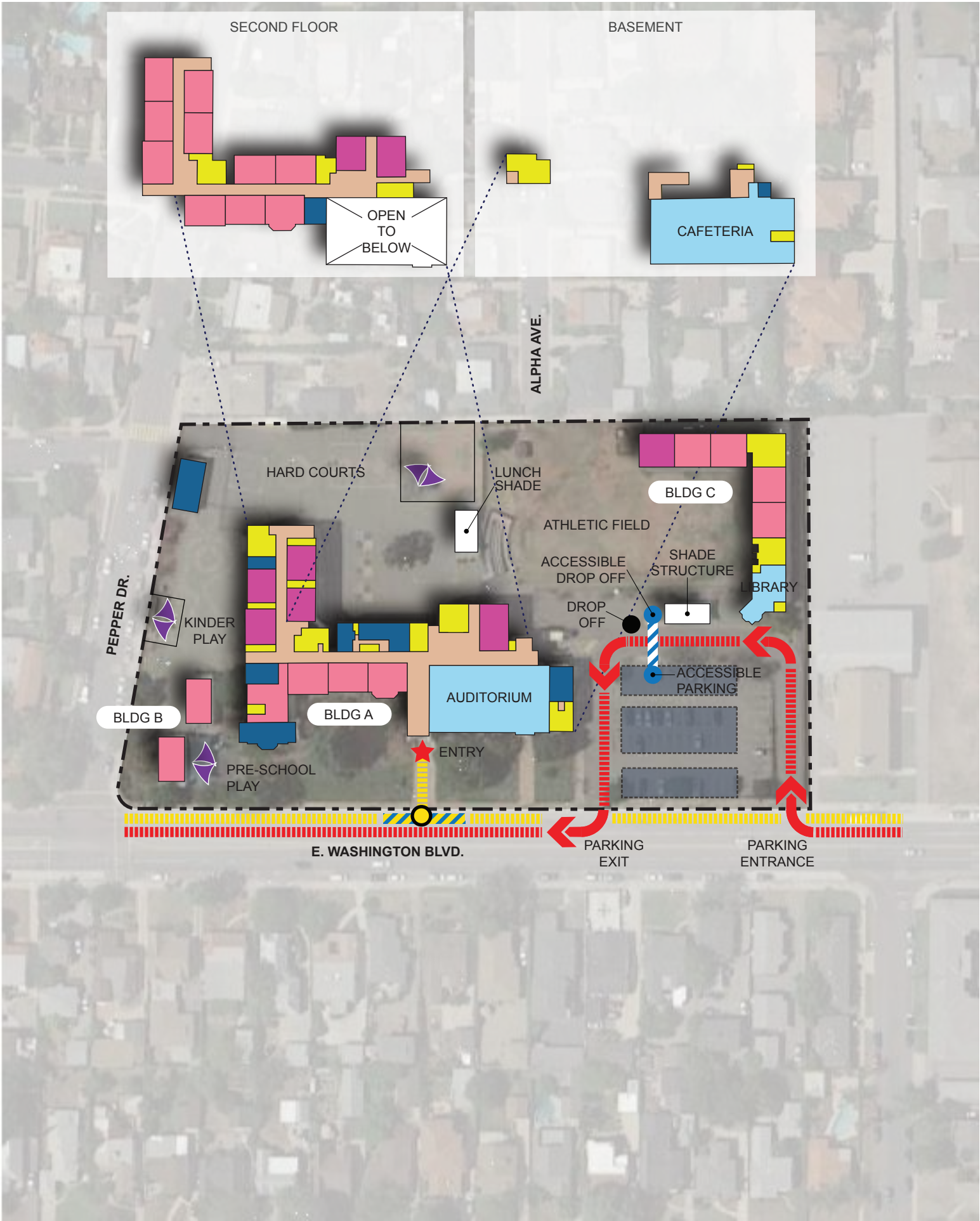
11. Outdoor Learning Classrooms & Gardens

- The school needs exterior learning areas and/or garden areas

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.



Legend

- ★ Entry
- Drop-off
- School Bus Zone
- Accessible Entry
- Property Line
- Vehicle
- Pedestrian
- Accessible Route
- School Bus Zone
- Solar Panels
- Classrooms
- Specialty Classrooms
- Multi-Purpose Space
- Support Space
- Administration & Faculty
- Outdoor Learning
- Circulation
- Existing Play Structure



Suggested Improvements

1. Technology Infrastructure

- Upgrade network and technology infrastructure

2. State Mandated Items

- Provide handrail accessible upgrades at existing exterior and interior stairs
- Provide accessible upgrades at existing parking near main entry
- Provide seismic evaluation upgrades
- Provide fire alarm upgrades campus wide
- Provide accessible sink and casework campus wide
- Provide restroom accessible upgrades to meet current code
- Provide new drinking fountains campus wide

3. Safety & Security

- Provide chain link fencing, gate, hardware and retaining wall at perimeter of campus
- Provide security system with entryway sensors and security cameras
- Provide new drop-off area and direct pedestrian access from Pepper Dr to Pre-school entry
- Provide new accessible ramp at main entrance

4. Path to Zero Net Energy & Water Conservation

- Provide new restroom fixtures with low water ones
- Provide new LED interior lighting fixtures campus wide

5. Signature Program Improvements

- Provide changing room and restrooms for Special Education and Gifted and Talented Education (GATE) programs at Level 1
- Provide acoustic mitigation in Band room

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 existing buildings, including finishes, utilities upgrades, audio visual upgrades and heating ventilation and air conditioning

8. Physical Education & Play Area Improvements

- Provide new asphalt at play areas
- Provide new accessible play equipment at main play area.

9. Multi-Purpose Spaces & Food Service Improvements

- Modernization in Cafeteria (finishes, kitchen equipment, audio visual equipment)
- Provide heating ventilation and air conditioning in Auditorium
- Provide new shade structure adjacent to food service
- New shade structure to comply with student count

10. Site Improvements

- Landscape and irrigation improvements at main entry
- Reconfigure upper parking and play yard
- Irrigation upgrades, separate fire, irrigation and domestic water lines
- Provide a new central plant (heating and cooling)
- Drainage improvements campus wide

11. Outdoor Learning Classrooms & Gardens

- Provide new outdoor learning areas campus wide

12. Intelligent New Construction

- Addition of new Intelligent facilities to support school programs
- Add a new building in place of moduls for Pre-school

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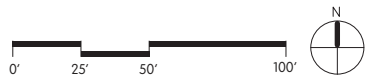


Legend

- ★ 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	\$898,668
2	State Mandated (Access / ADA Compliance, Fire-Life-Safety and Structural)	\$3,594,672
3	Safety & Security	\$539,200
4	Path to Zero Net Energy & Water Conservation	\$898,668
5	Signature Program Improvements	\$539,200
6	21st Century Learning & Flexible Classrooms	\$1,797,336
7	Modernization & Reconfiguration	\$3,235,204
8	Physical Education & Athletic Facility Improvements	\$1,797,336
9	Multi-Purpose Spaces & Food Service Improvements	\$1,078,401
10	Site Improvements	\$2,635,297
11	Outdoor Learning Classrooms & Gardens	\$465,052
12	Intelligent New Construction	\$3,594,672
	Subtotal Estimated Assessment Cost	\$21,073,710
	Soft Project Cost (20%)	\$4,636,216
	Hard & Soft Costs Subtotal	\$25,709,926
	Escalation (Averaged, 5% per annum to midpoint of construction)	\$2,781,729
	Overall Contingency (10%)	\$2,107,371
	Total Estimated Assessment Cost	\$30,599,026





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**

