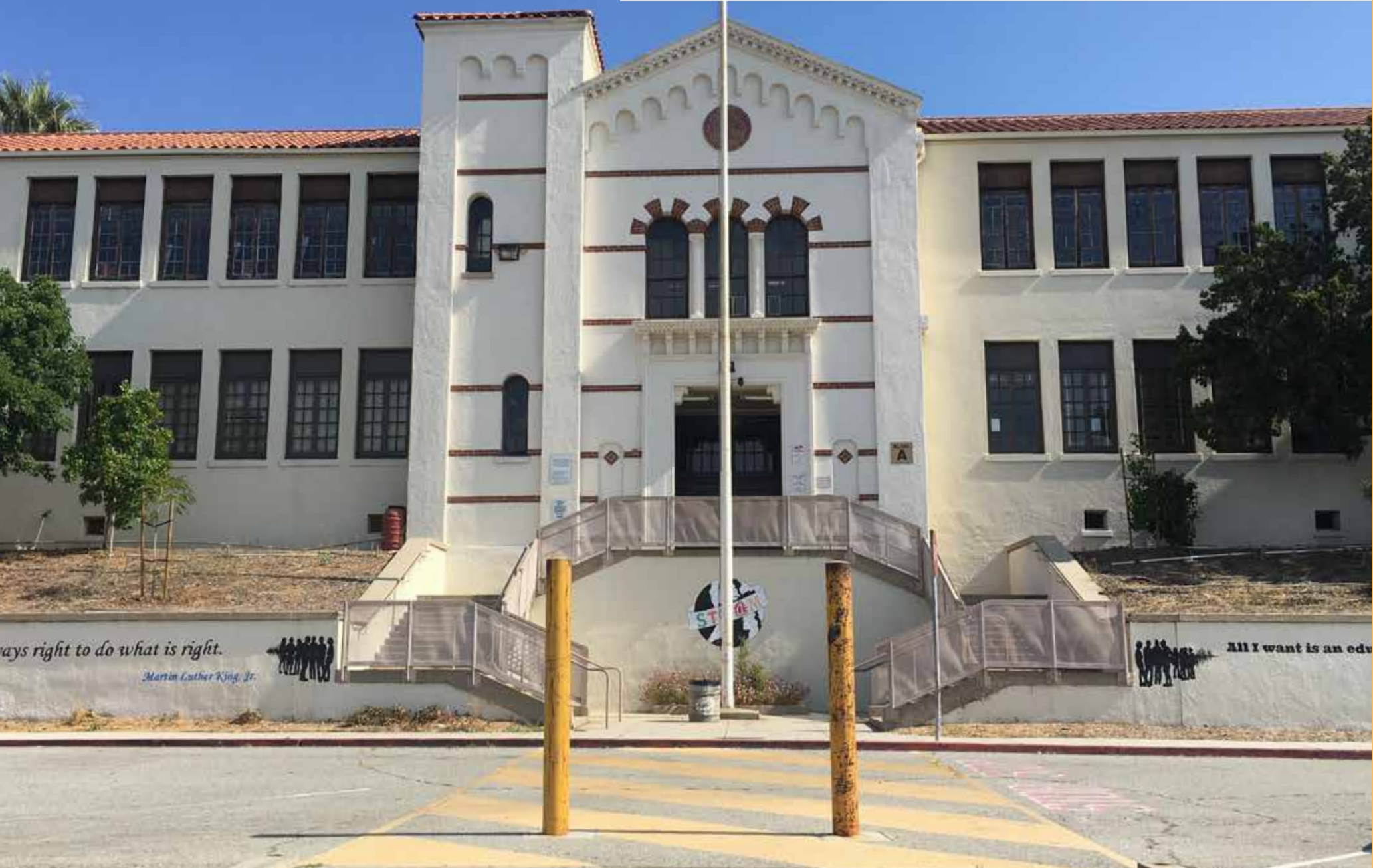# Washington STEAM Multilingual Academy

1505 N. Marengo Ave. Pasadena, CA 91103

Campus Overview

Year Built: 1923
Site Size: 24.10 Acres (Combined w/ Elementary School)

Washington STEAM Multilingual Academy (WSMA) is situated on a raised ground overlooking the city of Pasadena with Washington Elementary School to its west side. The administration building and the classroom buildings are prominently elevated from the surrounding streets and the accessibility from the main parking lot is via winding staircases with approximately 12 feet in vertical displacement.

WSMA provide innovative signature programs that nurtures a diverse student body. WSMA students are engaged in learning rigorous standards-based concepts and skills and will advance to high school with extensive experiences in discovering, inventing and designing.
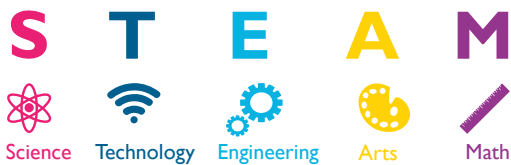
Recent Modernizations

Modernization Bond (1998-2008)	Technology Infrastructure Upgrades New HVAC Central Plant
Measure TT (2008-2021)	New State-of-the-Art Gymnasium with Bleachers and Locker Rooms New Play Field and Running Tracks
Energy-Efficient Projects (2020)	-

Programs and Awards

S Science
T Technology
E Engineering
A Arts
M Math

PASADENA LEARNs

Dual Language Immersion

"Together we will make positive changes to strengthen the capabilities of our students and prepare them to be successful in high school, college, and beyond."

Principal, Dr. Shannon Malone

Pasadena Unified School District

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

Guiding Principles for 21st Century Learning Environmvents - District Wide Needs

1. **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.

2. **Community** and schools connects 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.

3. **Accountability** promotes continuous improvement.

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

4. **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.

5. **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.

6. **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

Upgrades to network infrastructure and added technology resources for student access.

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 high performing Energy Efficient systems to the site, existing structures and new construction. Use of recyled 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

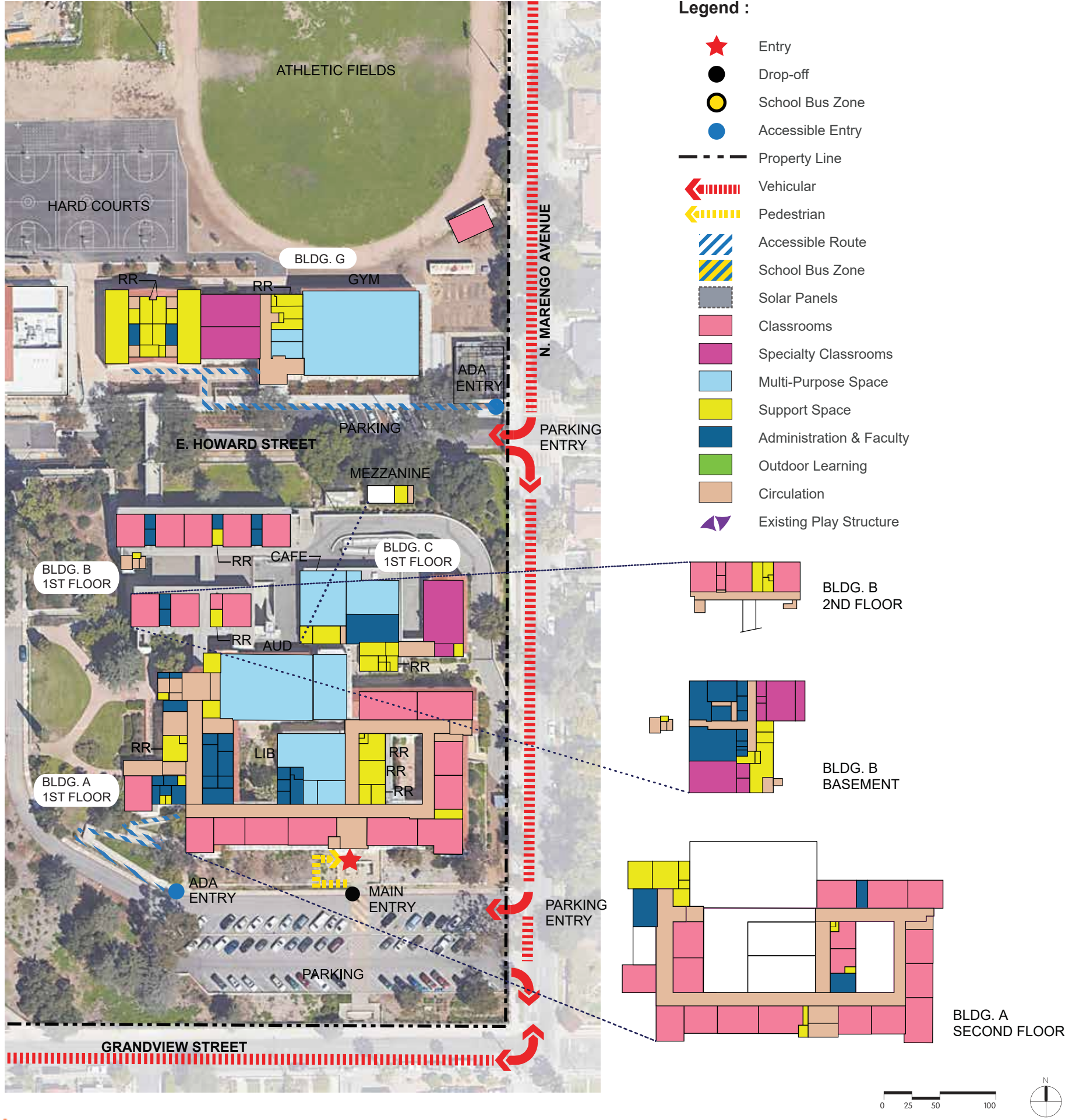Addition or improvement of outdoor student learning programs, gardens, and gathering areas.
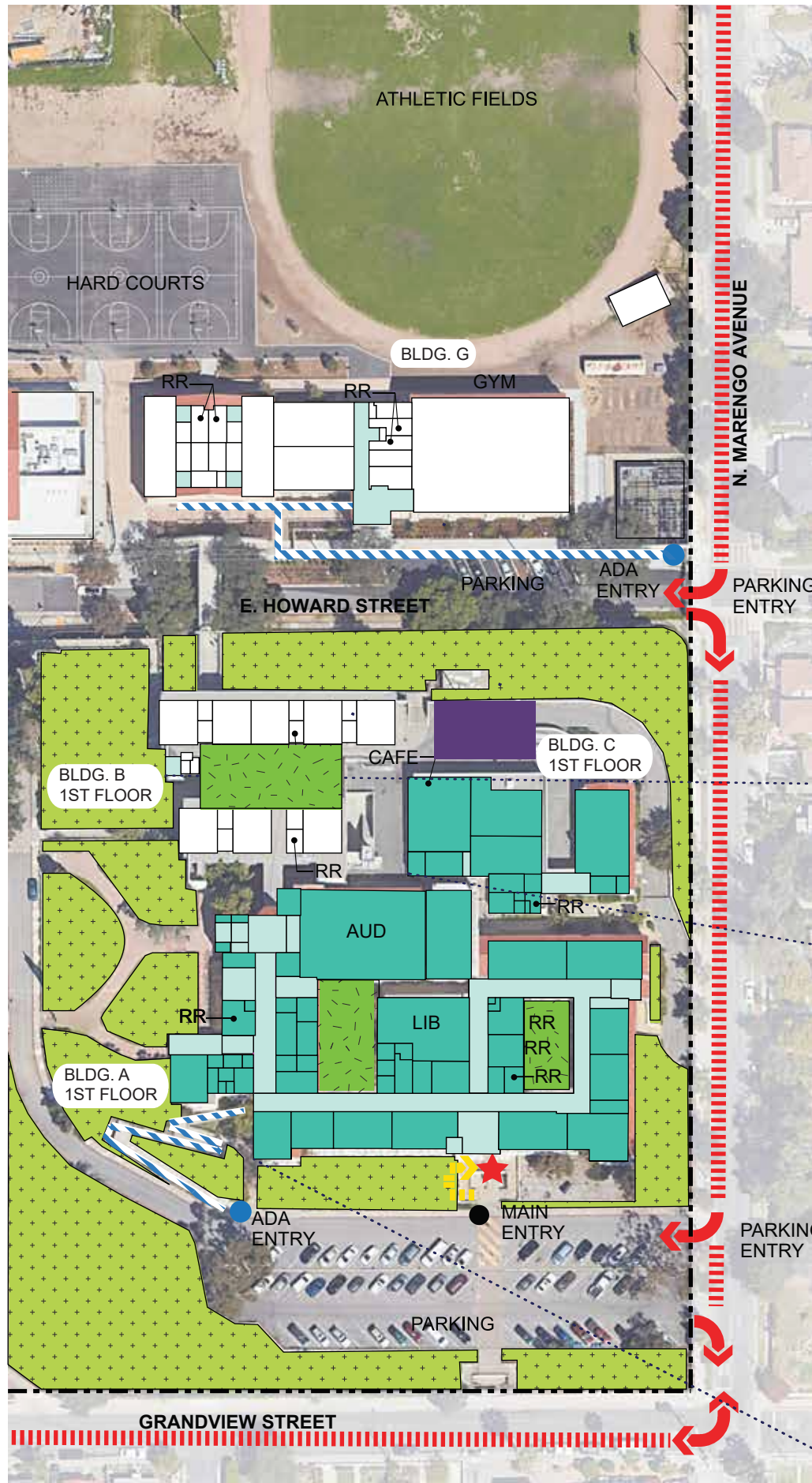
12. Intelligent New Construction

Addition of new facilities to support school needs.

District Wide Needs

Washington STEAM Multilingual Academy

Assessment Summary

1. Technology Infrastructure
- Existing Network and Technology needs replacement.

2. State Mandated Items
- Inadequate accessibility elements at parking, campus, and buildings.
- Outdated fire alarm system.
- Seismic evaluation as required.

3. Safety & Security
- Older perimeter campus fencing, gates, and hardware.
- Lack of security system at entryways and throughout campus.
- Defective or faulty existing hardware.

4. Path to Zero Net Energy & Water Conservation
- Tired and inefficient existing restroom fixtures.
- Non-functioning and inefficient existing lighting fixtures.
- Old and inefficient existing HVAC system.
- Inefficient landscape and irrigation system.

5. Programs Improvements
- Updated lab technology and equipment.

6. 21st Century Learning & Flexible Classrooms
- Outdated classroom furniture layout and storage systems.

7. Modernization & Reconfiguration
- Damaged or broken finishes and furnishings at classrooms.
- Old and tired kitchen and cafeteria equipment.
- Deteriorated restroom fixtures and components.
- Windows replacement.

8. Physical Education and Play Area Improvements
- Measure "TT" constructed hard court play areas.
- Measure "TT" constructed Gymnasium and Field facilities.

9. Multi-Purpose Spaces & Food Service Improvements
- Outdated Kitchen and Serving facilities.
- Auditorium improvements.

10. Site Improvements
- Distressed landscape and malfunctioning irrigation system.
- Lack of lunch shelter.
- Drop off area improvements.
- Inadequate drainage/storm drain mitigation.

11. Outdoor Learning Classrooms & Gardens
- Existing courtyards can be used for outdoor learning space.

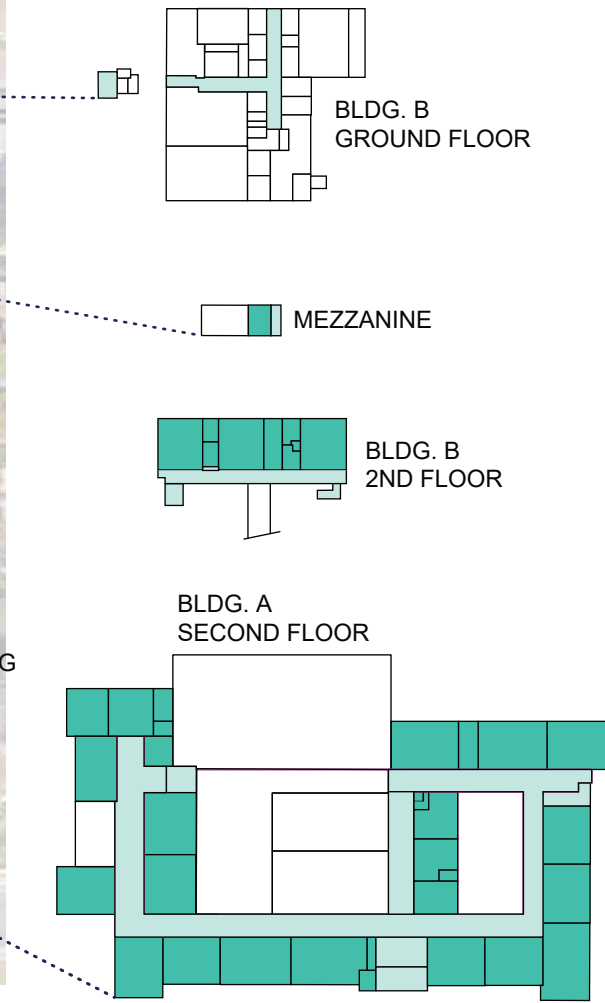### 12. Intelligent New Construction
- Existing buildings are not Intelligent.

Existing Site Plan

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

Site plan labels: ATHLETIC FIELDS, HARD COURTS, N. MARENGO AVENUE, BLDG. G, GYM, RR, ADA ENTRY, PARKING, PARKING ENTRY, E. HOWARD STREET, MEZZANINE, BLDG. C 1ST FLOOR, CAFE, BLDG. B 1ST FLOOR, AUD, LIB, BLDG. A 1ST FLOOR, ADA ENTRY, MAIN ENTRY, PARKING ENTRY, PARKING, GRANDVIEW STREET

BLDG. B 2ND FLOOR
BLDG. B BASEMENT
BLDG. A SECOND FLOOR

0 25 50 100

Washington STEAM Multilingual Academy

Suggested Improvements

1. Technology Infrastructure
- Provide state of the art audio visual equipment in classrooms.
- Replace existing technology network with current up to date devices.

2. State Mandated Items
- Address accessibility elements at parking, campus, and buildings.
- Update fire alarm and fire sprinkler systems.
- Evaluate and address buildings for seismic safety as required.

3. Safety & Security
- Replace perimeter campus fencing, gates, and hardware.
- Install security system with entryway sensors and campus security cameras.
- Hardware replacement as required.

4. Path to Zero Net Energy & Water Conservation
- Replacement of existing restroom fixtures with water efficient fixtures.
- Replacement of existing lighting fixtures with energy efficient LED fixtures.
- Replacement of existing HVAC systems with more efficient system.
- Replacemnt of existing inefficient landscape irrigation system.

5. Programs Improvements
- Upgrade technology lab equipment.

6. 21st Century Learning & Flexible Classrooms
- Provide flexible classroom furniture and storage systems.

7. Modernization & Reconfiguration
- Classroom modernization.
- Restrooms modernization.
- Replace damaged wood windows and glazing.

8. Physical Education and Play Area Improvements
- Measure "TT" constructed hard court play areas.
- Measure "TT" constructed Gymnasium and Field facilities.

9. Multi-Purpose Spaces & Food Service Improvements
- Modernization of Cafeteria and Kitchen.
- Auditorium modernization.

10. Site Improvements
- Upgrade landscape and irrigation system.
- New lunch shelter.
- Drop off area improvements.
- Drainage/storm drain mitigation improvements.

11. Outdoor Learning Classrooms & Gardens
- Existing courtyards can be used for outdoor learning space.

12. Intelligent New Construction
- Addition of new INTELLIGENT facilities to support school programs.
- Monitor and improve integerated Building Management System.

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/Classroom
- Modernization Spaces
- Circulation

Site Work :

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

Suggested Site Plan

ESTIMATED RECOMMENDED PROJECT COST

	Scope of Work Categories	Total
1	Technology Infrastructure	$1,086,156.00
2	State Mandated (Access / ADA Compliance, Fire-Life-Safety and Structural)	$9,775,404.00
3	Safety & Security	$651,693.60
4	Path to Zero Net Energy & Water Conservation	$434,462.40
5	Signature Program Improvements	$1,086,156.00
6	21st Century Learning & Flexible Classrooms	$2,172,312.00
7	Modernization & Reconfiguration	$2,172,312.00
8	Physical Education & Athletic Facility Improvements	$1,086,156.00
9	Multi-Purpose Spaces & Food Service Improvements	$2,172,312.00
10	Site Improvements	$2,211,513.00
11	Outdoor Learning Classrooms & Gardens	$390,267.00
12	Intelligent New Construction	$1,086,156.00
	Subtotal Estimated Recommended Construction Cost	$24,324,900.00
	Soft Project Cost (20%)	$4,864,980.00
	Hard & Soft Costs Subtotal	$29,189,880.00
	Escalation (Averaged, 5% per annum to midpoint of construction)	$3,162,237.00
	Overall Contingency (10%)	$2,432,490.00
	Total Estimated Recommended Project Cost	$34,784,607.00

Estimated Recommended Project Cost