



# John Muir High School

1905 Lincoln Ave, Pasadena, CA 91103



### Campus Overview

Year Built: 1926  
Site Size: 40 Acres

The College and Career Pathways at John Muir High School provide an opportunity for students to participate in one of three signature programs: Arts, Entertainment and Media, Engineering and Environmental Science and the Business and Entrepreneurship. The three pathways are a part of the recognized Linked Learning, a systemic approach to preparing students for college and career. John Muir also is home to the Early College Magnet School in which students take classes at the Northwest campus of PCC located at John Muir, receiving college credits while earning a high school diploma.

### Recent Modernizations

Modernization Bond (1998-2008)	Construction of second story science room. Renovation of campus buildings. Upgrades to accessibility.
Measure TT (2008-2021)	Renovations to Rufus Meade Auditorium and the student cafeteria and kitchen. Construction of shaded outdoor amphitheater bleachers in main gymnasium. New TV studio, media lab, security. Upgrades to accessibility.

### Programs & Awards



... partnership with Pasadena City College which allows students to earn up to two years of college credits tuition free, along with their high school diploma.

Principal, Lawton Gray







**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.

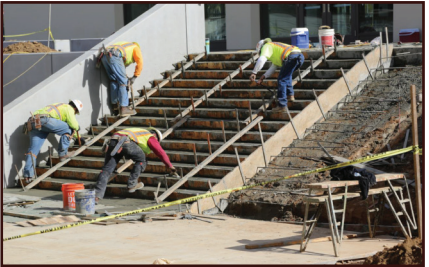
**1. Technology Infrastructure**

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



Assessment Summary

8. Physical Education & Play Area Improvements

- Replace outdated turf fields with new athletic and school program facilities.
- Gymnasium Buildings & swimming pools require extensive renovation including thermal insulation, finishes, Texture, hardware, equipment, lighting & mechanical systems
- Re-surface tennis courts, replace nets, and replace fencing

9. Multi-Purpose Spaces & Food Service Improvements

- Remove old lunch shelter & kitchen, Cantina

10. Site Improvements

- Reconstruct fire access lanes & gates to provide 20'-0" min. width & fix broken pavement.
- Provide hydrants per current AHJ standards.
- Asphalt pavement throughout. Particularly the service road by building M at the trash bin area, and basketball courts on south side of building T.
- Water supply to East side of campus needs to be upgraded & existing on-site water main needs to be replaced & up-graded
- Replant landscaping & replace irrigation throughout campus, including sports fields
- Re-pave parking lot as needed
- Construct gated trash enclosure
- Building A requires extensive HVAC replacement & augmentation to existing central plant is needed

11. Outdoor Learning Classrooms & Gardens

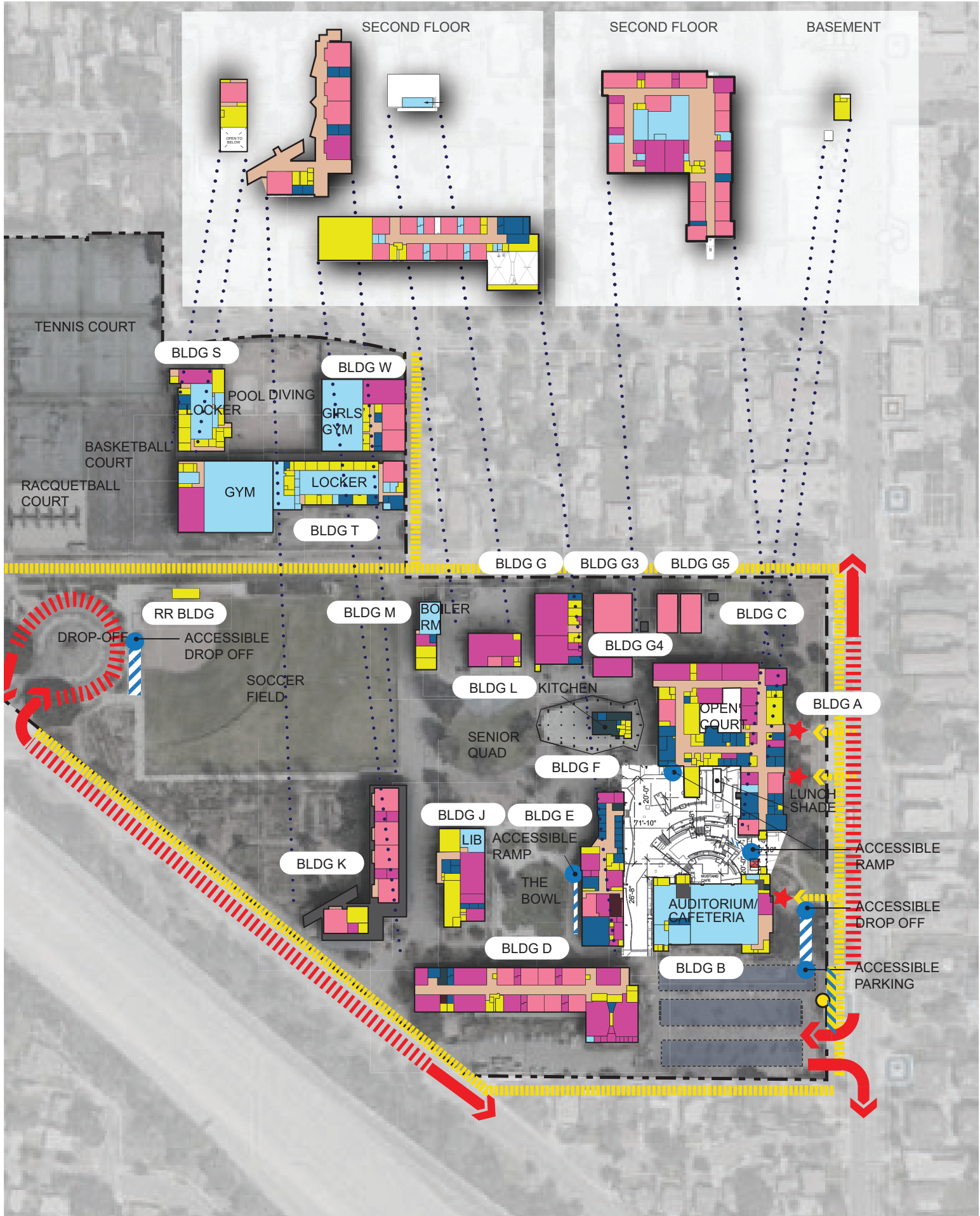
- Existing Senior Quad need replanting, and refurbishment
- Building A central courtyard is in extreme disrepair and appears to be abandoned. This space needs to be re-purposed & refurbished

12. Intelligent New Construction

- Existing Buildings are not Intelligent







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Assessment Summary

1. Technology Infrastructure

- Existing Network and Technology needs replacement

2. State Mandated Items

- ADA site-accessibility upgrades are required throughout the campus including walkways, ramps, stair, detectable warnings, handrails, drinking fountains, and signage.
- Replace windows and window shades as needed
- Make site compliant with California Fire Code.
- Verify and confirm if all Building Seismic Upgrades are required
- Roof replacement as needed
- Restrooms throughout campus require refurbishment and ADA compliance upgrades particularly Building A, G, M & J, including water & waste line replacement
- Exterior painting needed throughout campus
- Handrails throughout the campus in need of replacement
- Building renovations of windows, lighting, HVAC, & plumbing systems as needed
- Gymnasium requires complete new HVAC and lighting replacement

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

- Extensive retrofit required for: energy efficient lighting, & HVAC & controls water efficient plumbing, thermal insulation, energy efficient windows, improved indoor air quality
- All classrooms should be provided with energy efficient direct/ indirect LED with vacancy & automatic daylighting controls.
- 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

- Renovate Art room in G4
- The Business Enterprise Academy programs to be located in the new building replacing the portables

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

- Interior repainting as needed
- Remove & replace portable classrooms with permanent structure







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- 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



John Muir High School



Suggested Improvements

8. Physical Education & Play Area Improvements

- Replace outdated turf fields with new athletic and school program facilities.
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- Re-surface tennis courts, replace nets, and replace fencing

9. Multi-Purpose Spaces & Food Service Improvements

- Remove old lunch shelter & kitchen, Cantina

10. Site Improvements

- Reconstruct fire access lanes & gates to provide 20'-0" min. width & fix broken pavement.
- Provide hydrants per current AHJ standards.
- Asphalt pavement throughout. Particularly the service road by building M at the trash bin area, and basketball courts on south side of building T.
- Water supply to East side of campus needs to be upgraded & existing on-site water main needs to be replaced & up-graded
- Replant landscaping & replace irrigation throughout campus, including sports fields
- Re-pave parking lot as needed
- Construct gated trash enclosure
- Building A requires extensive HVAC replacement & augmentation to existing central plant is needed
- Replace removed planting with climate-appropriate, low-maintenance planting
- Update bike facilities as needed

11. Outdoor Learning Classrooms & Gardens

- Construct new academic quad to replace existing senior quad & lunch shelter
- Refurbish Building A central courtyard as sustainable gardento compliment Muir Ranch
- Improve campus tree canopy and provide shade structures where trees are not appropriate

12. Intelligent New Construction

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







Suggested Improvements

1. Technology Infrastructure

- Update Network and Technology Infrastructure

2. State Mandated Items

- ADA site-accessibility upgrades throughout the campus including walkways, ramps, stair, detectable warnings, handrails, drinking fountains, and signage.
- Replace windows and window shades as needed
- Make site compliant with California Fire Code.
- Building Seismic Upgrades as required
- Roof replacement as needed
- Restroom refurbishment and ADA compliance upgrades throughout campus particularly Building A, G, M & J, including water & waste line replacement
- Exterior painting throughout campus
- Handrail replacement throughout the campus
- Building renovations of windows, lighting, HVAC, & plumbing systems as needed
- New HAVC and lighting at Gymnasium

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.
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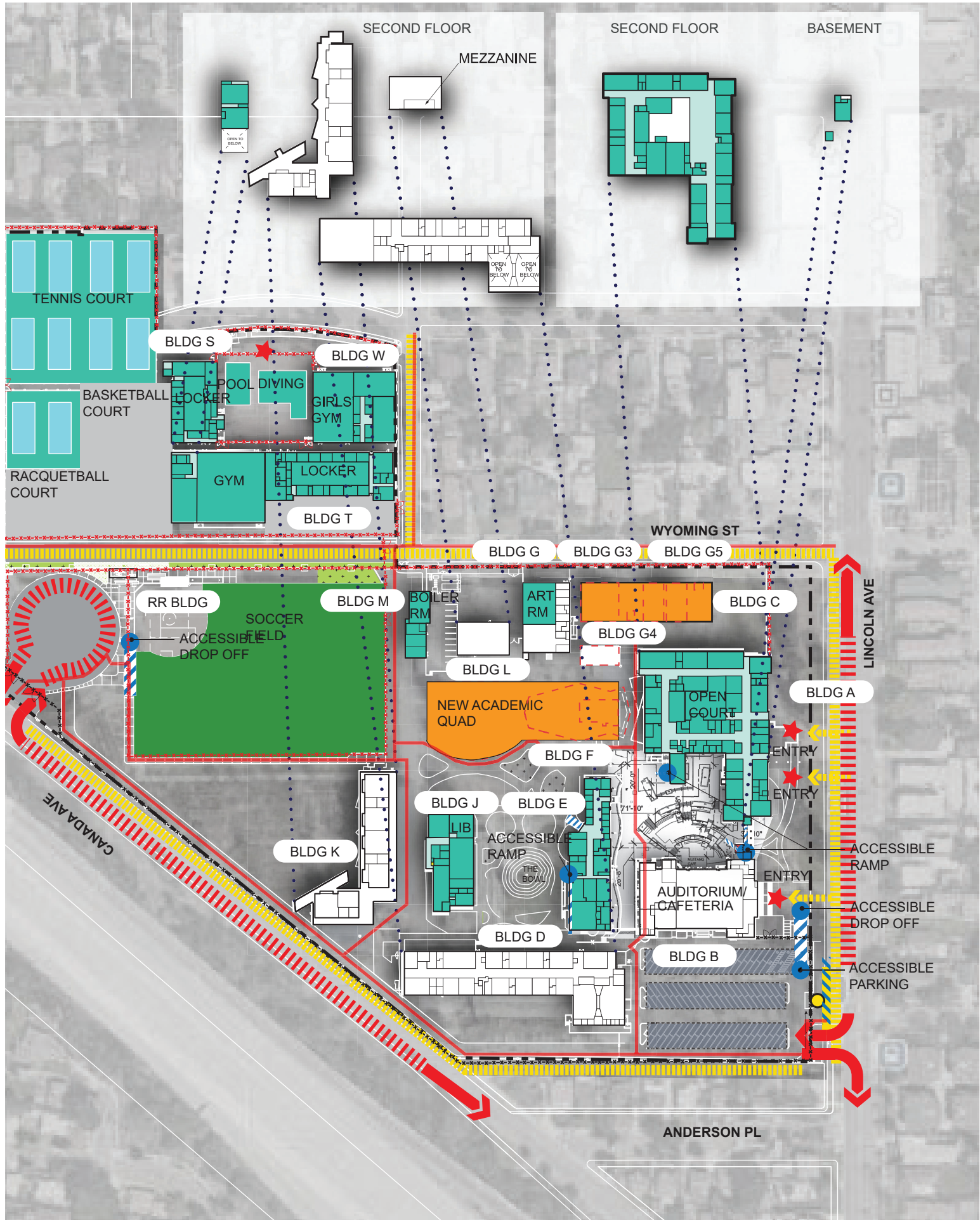
- The Art room in G4 is in need of major renovation and repair
- The Business Enterprise Academy program is currently located in one of the portables. As we are removing and replacing all the portable classroom buildings on site, the new building that replaces them should house the Business Enterprise Academy

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ESTIMATED ASSESSMENT COST

Scope of Work Categories		Total
1	Technology Infrastructure	\$1,805,015
2	State Mandated (Access / ADA Compliance, Fire-Life-Safety and Structural)	\$9,025,075
3	Safety & Security	\$1,083,009
4	Path to Zero Net Energy & Water Conservation	\$722,006
5	Signature Program Improvements	\$3,610,030
6	21st Century Learning & Flexible Classrooms	\$3,610,030
7	Modernization & Reconfiguration	\$3,610,030
8	Physical Education & Athletic Facility Improvements	\$10,830,090
9	Multi-Purpose Spaces & Food Service Improvements	\$0
10	Site Improvements	\$14,810,400
11	Outdoor Learning Classrooms & Gardens	\$2,613,600
12	Intelligent New Construction	\$1,805,015
Subtotal Estimated Assessment Cost		\$53,524,300
Soft Project Cost (20%)		\$11,775,346
Hard & Soft Costs Subtotal		\$65,299,646
Escalation (Averaged, 5% per annum to midpoint of construction)		\$7,065,207
Overall Contingency (10%)		\$5,352,430
Total Estimated Assessment Cost		\$77,717,283





# 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**