



## A collage of four photographs. The top-left photo shows the interior of a church with a large organ and people seated in pews. The top-right photo shows two boys smiling. The bottom-left photo is a close-up of a boy's face. The bottom-right photo shows three children swinging happily on a swing set.





## Existing Old Gymnasium







*Constructed in 1928, the old gym is split level two-story concrete structure (one level partially below grade) with a truss roof structure (previously damaged in a fire and repaired).*

*The building is surrounded by the existing courtyard to the west and south, a SoCal Edison easement to the east (limiting any new construction that side of the building) and the end of Rollin St. to the north.*



*The building was analyzed for historical significance as part of the 2004 EIR performed by the district for the Middle School campus expansion. This analysis found that the building was **potentially eligible** for local historical registry per City criteria, but not state or national. The building is **not** currently on the local historical register.*

*As part of the process of evaluating options for this building, SVA has recommended that an updated, independent analysis of the building be performed by MIG, a local environmental planner with experience in historical evaluation.*



*As part of the needs assessment process,  
a new desired program was developed  
for this building (or its replacement),  
which would include –*



- 1) *Black Box Theater*
- 2) *Flexible / Tech Lab*
- 3) *Art Classroom*



### 1) **Accessibility issues –**

*Due to grade differences, either an elevator or extensive ramping (if lower level is abandoned) will be required. Adding these to the exterior may detract from the appearance of the building.*

### 2) **Structural retrofit –**

*Any extensive modernization would exceed the 50% replacement threshold for a seismic retrofit, which will likely result in significant improvements (estimated cost up 80% of new building). Any pipe grid at the Black Box would require extensive strengthening of the roof structure.*

### 3) **Site Configuration –** *The existing building is not oriented ideally on the site with the entrance facing towards the street and not towards the center of campus.*

### 4) **Unknowns –** *With a building of this age, there are always unknowns regarding the existing construction that will not be discovered until after demolition work is underway.*







1. **Continuity** –  
*Maintains one of the two original buildings that were part of the campus.*
2. **Cost** –  
*Despite challenges, modernization typically costs less on a \$/SF basis than new construction.*



### **1) Designing to Program**

*The new program for this building involves different use and scaled spaces – the closed black box is very different from the open flex lab and art room, and new design allows the building to be designed for those specific uses.*

### **2) Right Size**

*The ideal size for the new building may be smaller (7,000 SF rather than 12,000 SF). While the new building would cost more per SF, a smaller new building might still cost less overall than modernizing the larger existing building.*

### **3) No Surprises**

*When modernizing a building of this age, there are surprises possible both during the DSA approval process (unintended required improvements) as well as during construction (unforeseen issues inside building). With new construction, these complications would be avoided.*







## Next Steps





## 1) Historical Assessment

*MIG's proposal for historical assessment is included on this evening's agenda as an approval item. If approved MIG would perform their analysis and be available at a future board meeting to review. This analysis could also be included in any future CEQA analysis, if needed.*

## 2) Continued Community and District Input

*The district has been asking for input online via its website, as well as soliciting teacher/staff input on options for modernization or replacement of the building.*

**Any Questions?**







Thank You



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