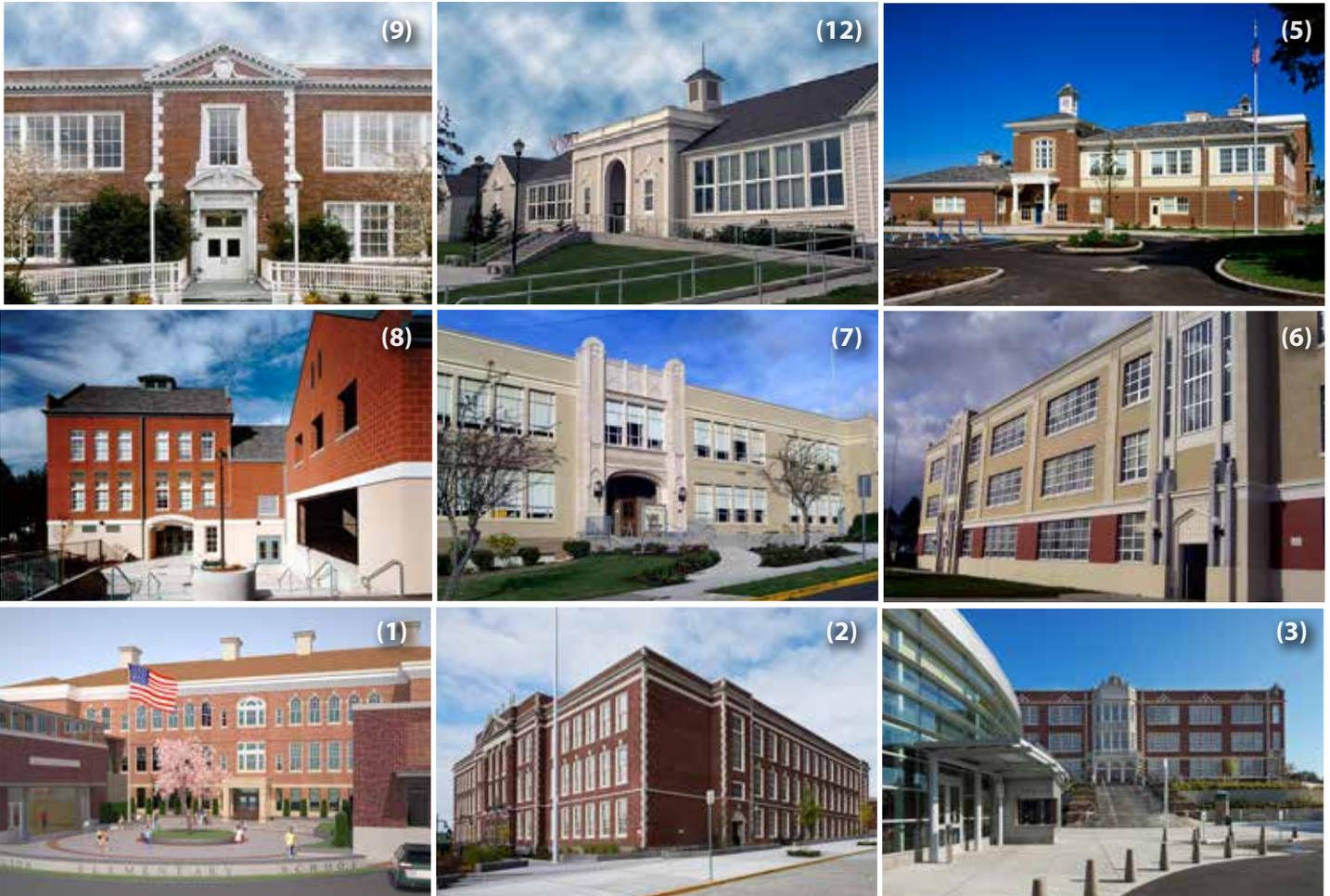


HistoricSchoolRehabilitation

Historic schools are tightly woven into the fabric of the communities they serve and their preservation safeguards the community history and culture for future generations. We practice a balanced approach to preservation architecture, celebrating and preserving historically significant architectural features while working with our clients to cost-effectively rehabilitate facilities to support contemporary educational needs. Our expertise extends to building assessment and documentation, landmarks review, documentation and nomination, and adaptive reuse planning.



representative projects

- | | |
|--|---|
| (1) Washington Elementary School - Tacoma, WA (2014) | (7) Astor Elementary School - Astoria, OR (2002) |
| (2) Hamilton Middle School - Seattle, WA (2010) | (8) Greenwood Elementary School - Seattle, WA (2002) |
| (3) Garfield High School - Seattle, WA (2008) | (9) Bryant Elementary School - Seattle, WA (2001) |
| Meeker Elementary School - Puyallup, WA (2007) | Maplewood Elementary School - Puyallup, WA (1999) |
| (5) Fern Hill Elementary School - Tacoma, WA (2006) | Puyallup High School - Puyallup, WA (1996) |
| (6) Gray Elementary School - Astoria, OR (2003) | (12) Friday Harbor Middle School - Friday Harbor, WA (1990) |

BLRB architects

TACOMA // SPOKANE // PORTLAND // BEND
www.blrb.com/connect

Hamilton Middle School Seattle, Washington

award-winning project

Best of 2010 Award, K-12, NW Construction News
Honor Award, Masonry Institute of Washington



The design for the rehabilitation of Hamilton Middle School, originally built in 1927, incorporates six small learning communities, each comprised of a flex space, three general classrooms and one science classroom. The student commons, where group activities including performances and events take place, is located in the building's center, providing a social heart for the school.

The three-story historic building interior was completely reorganized and, as a result, the opportunity to increase

room volumes and infuse daylight throughout the facility was incorporated into the design solution. The project also encompassed planning, design and construction of a new gymnasium on the north side of the site. Native and drought-tolerant landscaping complements this small, in-city site and integrates Hamilton into the surrounding residential neighborhood. Work included tuck pointing, cleaning, sealing and repair of clay masonry, cast stone repair and repair of historic wood windows.

Client: Seattle Public Schools
Completed: 2010
Gross Area: 127,700 SF
Construction Cost: \$44,680,000

BLRB architects

TACOMA // SPOKANE // PORTLAND // BEND
www.blrb.com/connect

Greenwood Elementary School Seattle, Washington

award-winning project
Educational Design Showcase, School Planning & Mgmt. Magazine
Lighthouse Award, CEFPI



Greenwood Elementary School, originally built in 1909, was slated for demolition and replacement in the district's 1997 Building Excellence Program. BLRB Architects was tasked with facilitating a community dialogue to either validate or alter this decision. During this community outreach, several design solutions were explored. Based on nearly unanimous community support, the design of choice was to save the historic 1909 school building and provide new additions to meet program requirements.

The desire to create a model "green" school for Seattle emerged from the community forums. The building interior was sensitively upgraded to provide a high performing, technology-rich, yet intimate learning environment. Major sustainability goals of site preservation, safeguarding water, resource management, energy conservation and interior environmental quality led this project to be Seattle's first LEED® certifiable school. Since re-opening in 2002, Greenwood has become the most energy-efficient school in the District.

Client: Seattle Public Schools
Completed: 2002
Gross Area: 64,076 SF
Construction Cost: \$10,790,819

BLRB architects

TACOMA // SPOKANE // PORTLAND // BEND
www.blrb.com/connect

Washington Elementary School

Tacoma, Washington



The program called for the consolidation of two schools, Washington (grades 1-5) and Hoyt (which housed the kindergarten program) into one, all on the campus of Washington Elementary School. In total, the program called for (18) general purpose classrooms (three per grade level), flexible use educational spaces, and all educational support facilities, for 425 students. The baseline challenge was how to accomplish this, when Washington encompassed only 38,485 SF and sits on 1.91 acres bordered in all directions by residential and commercial properties.

Washington's rehabilitation encompassed a complete reorganization of the historic building's interior, meticulous restoration of all exterior elements, demolition of existing non-historically significant additions, and the integration of two additions on site to expand student capacity. Grades 1-5 were

accommodated in the historic building, and integration of the kindergarten program was accomplished by carving space beneath the existing playground to house three kindergarten classrooms and shared learning space.

Two additions were integrated on the west side of the site, restoring the prominence of the school's main entry and creating an outdoor gathering courtyard between them. The northwest addition houses the lunch room and gymnasium, and their connectivity via an operable wall enhances the usability of both spaces for school performances and events. A vertical lift door opens onto the courtyard, further enhancing the space's capacity and appeal for neighborhood events, and creating indoor/outdoor connectivity for students during the school day.

Client: Tacoma Public Schools
Completed: 2014
Gross Area: 58,830 SF
Construction Cost: \$20,159,240

BLRB architects

TACOMA // SPOKANE // PORTLAND // BEND
www.blrb.com/connect

award-winning project

*Citation Award, American School & University Magazine
Bronze Award, Building Design & Construction Magazine
Honorable Mention, Learning By Design*

*Public Project of the Year, National Assoc. of Industrial & Office Properties
Grand Prize, Assoc. General Contractors of WA*

Garfield High School Seattle, Washington



Built in 1923, Garfield High School is located on an 8.9-acre site within Seattle's central district. The primary design goal was to transform this educationally obsolete, early 20th century school into an effective contemporary learning environment while identifying and preserving characteristics which convey historical, cultural, and architectural values. The resultant design solution included a complete gutting, rehabilitation and re-organization of the three-story 170,800 square foot historic structure plus the addition of a stand-alone 83,700 square foot building designed to house a highly sophisticated 600 seat performing arts center, an 1,800 seat competition gymnasium, and a Seattle Parks Teen Center.

The historic structure was reconstituted into four small "schools within a school," each with the ability to support several educational models from multi-disciplinary grade level clustering to educational themes or departments. The original auditorium was converted into a three-story daylit commons, serving as a critically needed gathering space for students and community. This multi-faceted space further serves as a light-well to effectively distribute daylight to the core of the building and as a ventilation stack to passively ventilate the building.

Client: Seattle Public Schools
Completed: 2008
Gross Area: 240,000 SF
Construction Cost: \$82,500,000

BLRB architects

TACOMA // SPOKANE // PORTLAND // BEND
www.blrb.com/connect

Fern Hill Elementary School

Tacoma, Washington

award-winning project

Educational Design Excellence, American School & Univ. Magazine
Commendation Award, Mason Contractors of America



Built in 1911 to replace the original 1887 school on the site, Fern Hill Elementary was an important and memorable place for many area residents. BLRB's charge was to design a facility that meets educational program goals while celebrating the school's long history and community ties. The design reused and upgraded the historic, three-story building and added the new construction necessary for modern program elements.

A new school entrance leads into the "Heritage Hall," a display space celebrating school and community history. The school

was designed to comply with the Washington State Sustainable Schools Protocol for High Performance Schools. Sustainable features include water conservation by way of rainwater harvesting and the use of rain gardens for storm water management. Daylighting is maximized, and all electric lighting is controlled by occupancy sensors and photo-cell controls. The design called for the reuse of existing building materials and the selection of many building materials with high recycle content. All interior finishes were carefully selected to be non-toxic with low- or no-VOC content.

Client: Tacoma School District
Completed: 2006
Gross Area: 62,085 SF
Construction Cost: \$12,847,000

BLRB architects

TACOMA // SPOKANE // PORTLAND // BEND
www.blrb.com/connect