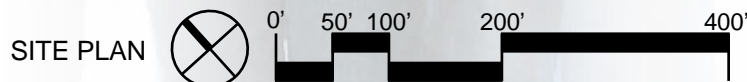
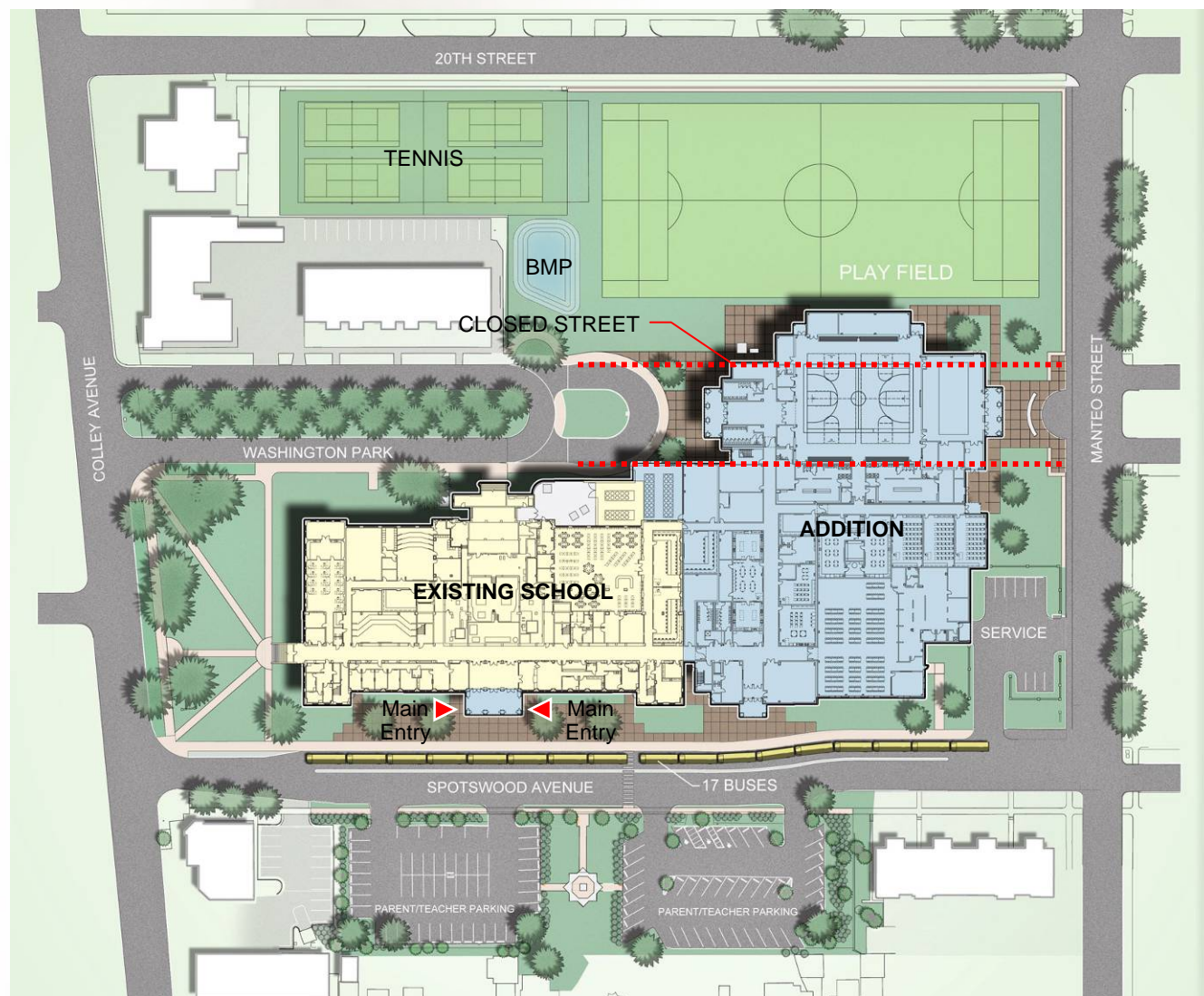


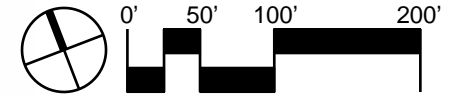
The educational program for Blair Middle School required that the existing school maintain an enrollment of 1150 students with exterior play fields. In order to meet the desired space requirements for that enrollment, the program dictated that a four-story addition totaling 121,733 SF be added to the existing 119,864 SF four-story building. Additional challenges included maintaining school occupancy during construction of the addition, maintaining the historic integrity of the 1922 structure, and working in an urban context with relatively little available land area.

Once the addition was ready for occupancy after 15 months of construction, the students and staff were moved into the addition, thus vacating the existing building so that it could then be renovated.

Blair Middle School



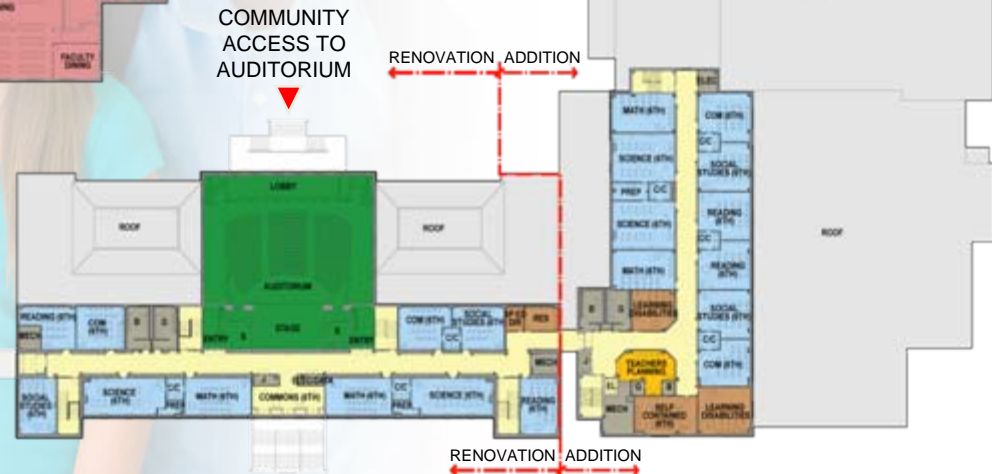
Blair Middle School



FIRST FLOOR PLAN

The First Floor of this school contains the functions that are typically found on the ground level of most multi-story school buildings. Those spaces include the athletic functions, the cafeteria and kitchen, the Media Center, the Music Suite and the Administration.

The building phasing dictated where functions were located. The new administrative spaces were relocated from their original location on the second floor, and the two separate existing Girls and



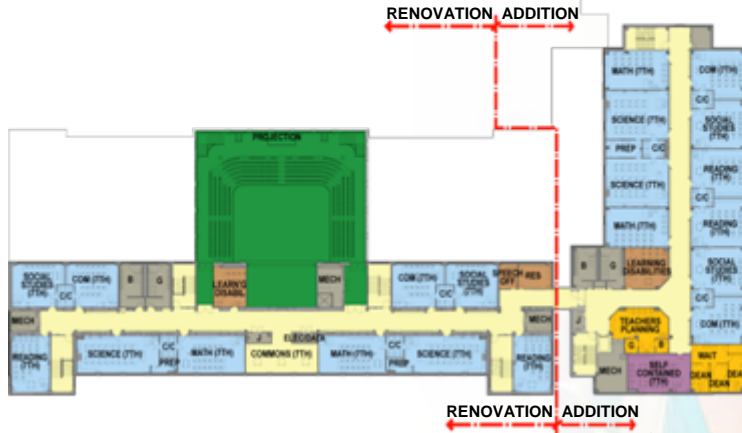
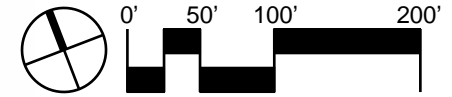
SECOND FLOOR PLAN

▲ COMMUNITY ACCESS TO AUDITORIUM

Boys Gyms were converted into the Music Suite and Media Center, respectively. The existing Second Floor houses the Sixth Grade level – with two teaching clusters in the new addition, and two in the existing school. The desired result of there

being no noticeable difference in environmental or teaching quality between renovated classrooms and new classrooms was achieved successfully. The Second Floor also includes the renovated Auditorium space.

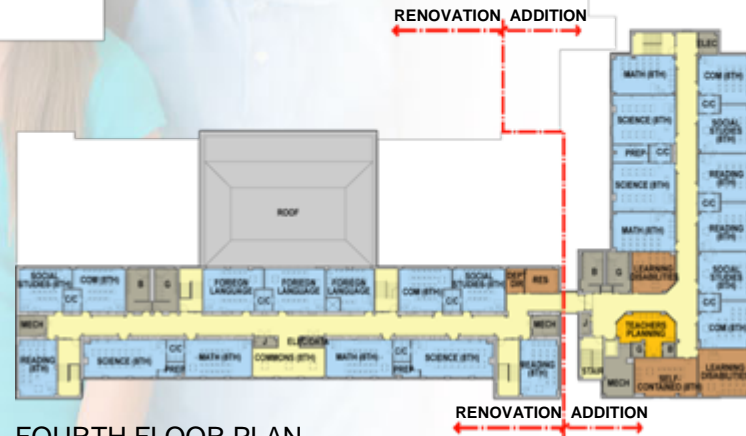
Blair Middle School



THIRD FLOOR PLAN

The Third Floor houses the Seventh Grade level, and the Fourth Floor houses the Eighth Grade Level – with two teaching clusters in the new addition, and two in the existing school same as the Second Floor.

Each teaching cluster is composed of a Science, Math, Communications, Social Science and Reading classroom. Each pair of clusters are equipped with student toilets, and each floor, or Grade House, contains the teacher planning suite and a multipurpose Commons space.



FOURTH FLOOR PLAN

The Third Floor also provides access to the renovated Auditorium Balcony.

Each Science and Math Classroom, and each Social Studies and Communications Classroom, share a common Computer / Conference

room. In lieu of placing student computer stations in each classroom, the design provided student computer stations only in these common Computer / Conference rooms which double as special pull-out instructional and team collaboration spaces.

Blair Middle School

The challenges of the renovation of the existing building were numerous and included the complete stripping of the original brick and stone veneer.

Investigations made during design and prior to renovation revealed the disintegration of the original masonry veneer ties which required the veneer replacement. The replacement veneer and windows were provided based on the original 1922 drawings.

The City, the mixed use neighborhood, and local historical preservationists desired to maintain the exterior 1922 appearance of the original school building. Challenged by the need to completely replace the deteriorated veneer, bricks were selected to match the original brick in color, texture and size.



RENOVATED EXTERIOR

However due to the fragile nature of the original limestone, a great deal of the cornice and pilasters were replaced with lighter weight, yet stronger glass fiber reinforced cement components fabricated to exactly match the original size, shape and mottled color of the original limestone.

ORIGINAL EXTERIOR



Blair Middle School

RENOVATED AUDITORIUM ENTRY



The challenges of the new addition included the provision of 90 feet deep pile foundations within close proximity to the existing foundations. Auger cast concrete piles were provided that eliminated disturbance and damage to the existing foundations. The exterior appearance of the new addition was also a major concern of not only the City and the Design Team, but also the local community and historic preservationists.

The Design Team conducted numerous meetings with these community groups, as well as the Virginia State Historic Preservation Office. The exterior was therefore designed to complement, but not copy the original traditional architecture of the existing building, while still providing for the desired functional support of a modern school facility including a new large kitchen and cafeteria, and a large gymnasium, art rooms, demonstration kitchens.

ORIGINAL AUDITORIUM ENTRY



Blair Middle School

The interior of the original school was completely renovated. Original interior corridors and stairs were renovated, but the requirement for larger and more functional classroom demanded the construction of a significant number of new interior spaces. The original sizes of the exterior windows were retained without the need for spandrel glazing which added a wonderful influx of natural lighting to most of the renovated classrooms and administration offices.



RENOVATED CLASSROOM



RENOVATED CLASSROOM



RENOVATED SCIENCE LAB



RENOVATED SCIENCE LAB



ORIGINAL CORRIDOR



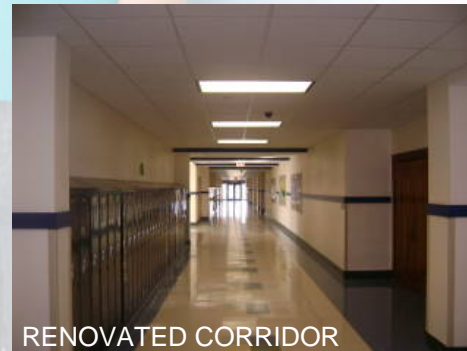
ORIGINAL CLASSROOM



ORIGINAL CLASSROOM



ORIGINAL WINDOWS



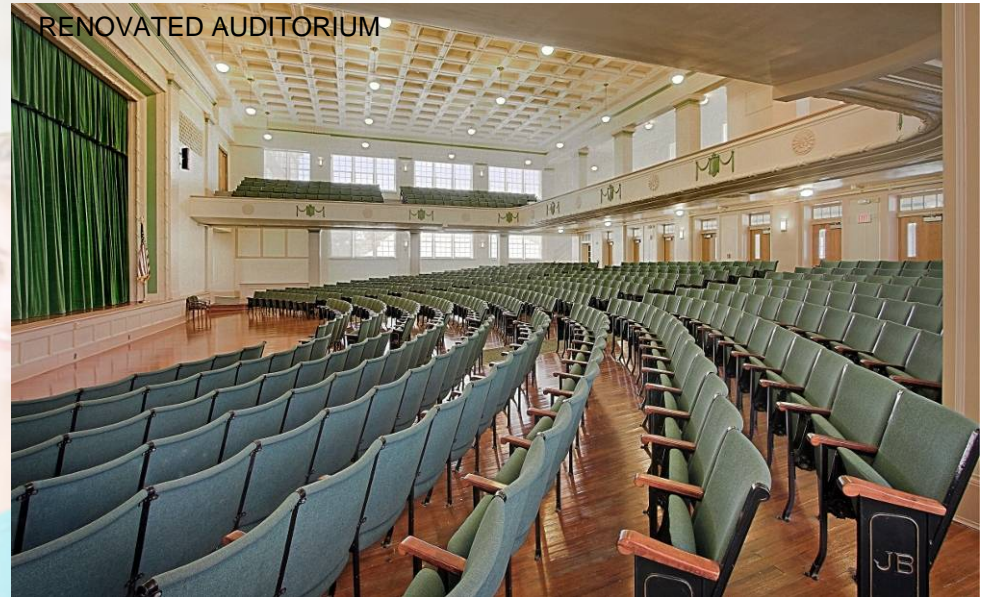
RENOVATED CORRIDOR



RENOVATED CORRIDOR

Blair Middle School

The existing auditorium was restored to its original magnificence. The lighting was updated and the seating, pilaster details, and flooring received major repairs. The auditorium is available for after hours use by the community.



ORIGINAL
AUDITORIUM

ORIGINAL
AUDITORIUM

Blair Middle School

The original small separate Girls and Boys gyms were converted to more functional uses. The Girls gym floor was raised and converted into the music suite for the renovated school, and the Boys gym floor was raised and converted into the now centrally located Media Center. The original steel roof trusses of the gym was retained and exposed in the Media Center as well. The new cafeteria incorporates daylighting strategies promoting well being for all inhabitants of the space.



Blair Middle School



Size of Site	9.93 Acres
Student Capacity	1,150
Area of Building	241,597 (incl 119,864 renovation)
Total Project Cost	\$ 32,446,682
Cost per Square Feet	\$134.30
Cost per Student	\$28,215
Space per Student	210 SF / Student

