

MCCLYMONDS HIGH SCHOOL COMMUNITY MEETING | MAY 16, 2023



AGENDA: 1: REVIEW DESIGN PROCESS TO DATE 2: INTRODUCE DESIGN BUILD TEAM **3: SHARE PRELIMINARY DESIGN CONCEPTS** 4: FEEDBACK 5: NEXT STEPS

GUIDING PRINCIPLES



Safe & Healthy School

Optimize student and staff health and wellness. Address deficiencies.



High Quality & Sustainable Facilities

Provide facilities that align with best practices for 21st century learning, seismic safety, accessibility, energy efficiency, etc...



Quality Community School

Provide space for flexible learning, fine arts, dedicated labs with industry equipment, library, community resources, counseling, restorative justice, athletics, etc...



Grass Roots Community Engagement

Ensure that the planning, design and implementation process integrates authentic student, staff and community input and participation at all levels

Campus Access & Flow

Provide the optimal building and campus flow and adjacencies. Ensure access points are clear and connections, secure, and accessible.

School Image & Identity

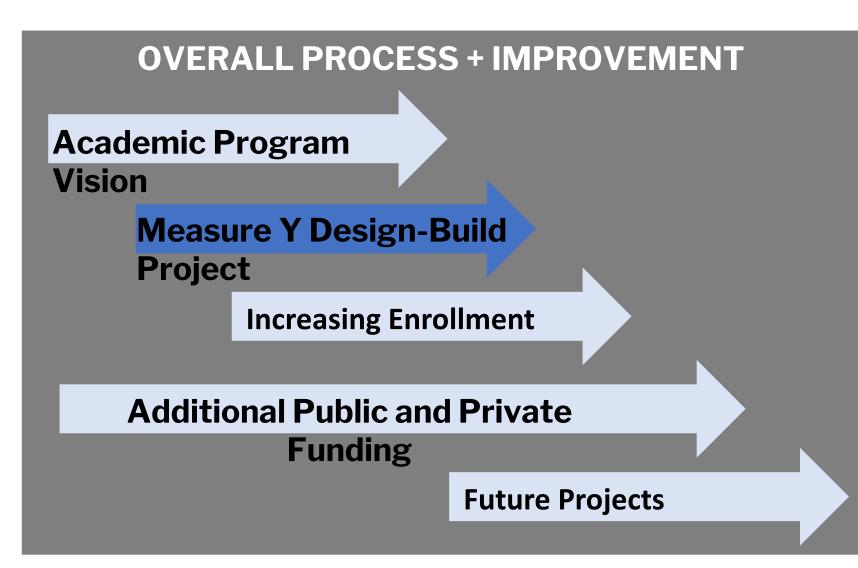
Strengthen the student experience of inclusion, school community and school pride. Present an inviting community interface.



Commitment to Budget and Schedule

Minimize threats to the project's schedule and budget from unknowns or unpredictable scope features.

PROCESS RECAP





PROCESS RECAP

DESIGN-BUILD TIMELINE

2021	2022	2023	2024	2025	2026	2027
OUSD selects Bridging Architect (PE)	PE produces Bridging Documents	HKIT/Alten designs and produces design documents	HKIT/Alten finalizes blueprints	Spring: DSA Approval (targeted)	Construction/ modernization continues	Construction/ modernization concludes (estimated)
PE begins site analysis and stakeholder engagement	OUSD releases Request for Proposals (RFP) and selects Design-Build Entity	Request for Proposals (RFP) and selects Design-BuildDivision of State Architect Review beginsBiddingSummer: Construction/	Phased plans could result in longer project timeline			
		begins (targeted)		Close-out and commissioning (contingent on		
				(Project phasing may result in temporary housing of students.)		various external factors)

WHAT WE HEARD

PLANNING ELEMENTS & PRIORITIES

- Prioritize health and safety #1
- Focus investment on students
- Keep pool
- Protect previous investments (LIT, Gym, Plaza, etc...)
- Flexibility for future Pathways
- Plan for 650 student community school
- Set up the next projects

PRIORITIES

1. Building Systems

2. Indoor Space Upgrades

3. Outdoor Space Upgrades

4. Demolish Shop/Clinic Building

BUILDING SYSTEMS

\$16M-\$48M + SEISMIC

- Replace plumbing
- Seismic Upgrades
- Heating, Ventilation and Air Conditioning
- Implement vapor mitigation
 - Recommend HVAC-based solutions
 - Pursue vapor barriers if needed

2021 PERKINS EASTMAN COST ESTIMATE





INDOOR SPACE UPDATES

\$22M-\$46M 2021 PERKINS EASTMAN COST ESTIMATE

- Classrooms
- Science Labs
- Pathway Labs
- Auditorium
- Cafeteria
- Locker Roor
- Exercise Rooms
- Bleachers







Exercise/Lockers Updates



PERKINS EASTMAN

OUTDOOR SPACE UPDATES

\$9M-\$20M 2021 PERKINS EASTMAN COST ESTIMATE

- Replace football bleachers
- Provide scoreboard
- Refinish field of play + provide site lighting for tennis + basketball courts
- Update Plaza of Peace with more trees, seating, and social space, update site boundary fence
- Allocate space for battery storage (no cost)







DEMOLISH SHOP/CLINIC BUILDING

\$8M-\$16M 2021 PERKINS EASTMAN COST ESTIMATE

- Relocate Parking Lot to location previously occupied by demolished building
- Redesign landscape where parking lot was previous located
- Relocate Clinic and other displaced functions to main classroom building
- Rightsize campus to 650 students

Relocate Parking







CONCEPT

ROUGH ORDER-OF-MAGNITUDE COST ESTIMATE INCLUDING SOFT COSTS 2021 PERKINS EASTMAN COST ESTIMATE

- 1. Building Systems * + COST OF SEISMIC
- 2. Indoor Space Upgrades
- 3. Outdoor Space Upgrades
- 4. Demolish Shop/Clinic Building

\$16M-\$48M*

\$22M-\$46M

\$9M-\$20M

\$8M-\$16M

\$55M-\$130M

DESIGN BUILD TEAM SELECTION: ALTEN / HKIT

DESIGN BUILD TEAM : DESIGN IDEAS

PHASE 1: BUILDING SYSTEMS

PHASE 1: BUILDING SYSTEMS	COST ESTIMATE	PART 1: BUILDING SYSTEMS
Replace Plumbing	COSTESTIMATE	
Seismic Updates	\$16M-\$48M	
Heating, Ventilation and Air Conditioning (HVAC)		
 Implement vapor mitigation Recommend HVAC-based solutions Pursue vapor barriers if needed 	Included in HVAC	
		Seismic Structural Updates
		New HVAC system for Gym and Main Building
NOTE: Cost Estimate includes mat mitigation, escalation and soft costs (i	erials and labor, hazardous materials i.e. design services, financing, etc)	New Plumbing in Main Building and Gym
Low cost estimates assume: - Minimal site mitigation needs - best-case scenario assumptions on - 20% soft costs (competitive bidding)	construction costs and escalation.	
High end estimates assume: - Extensive hazardous materials mitig	nation needs	

- Extensive hazardous materials mitigation needs
 worst-case scenario assumptions on construction costs and escalation
 40% soft costs (low interest from bidding design-build entities)

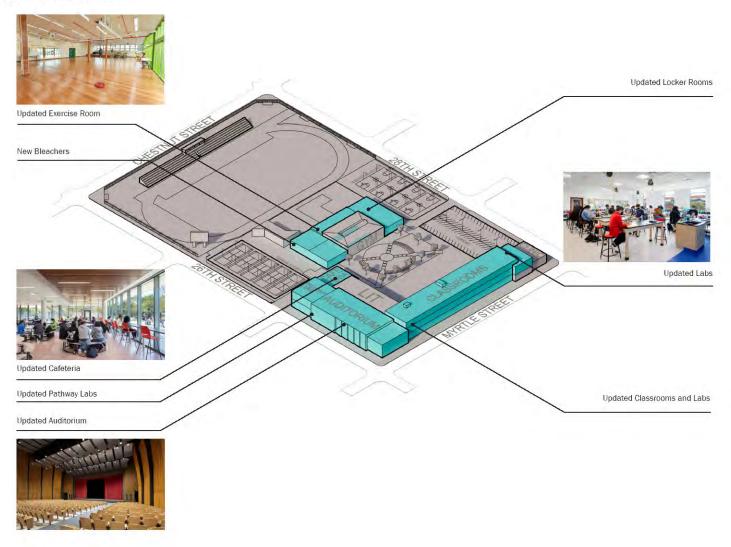




PHASE 2: INDOOR UPDATES

DESCRIPTION	COST ESTIMATE
Classrooms	
Science Labs	
Pathway Labs	\$22M-\$46M
Auditorium	
Cafeteria	¥==: ¥ 10
Locker Rooms	
Exercise Rooms	
Bleachers	1

PART 2 INDOOR UPDATES



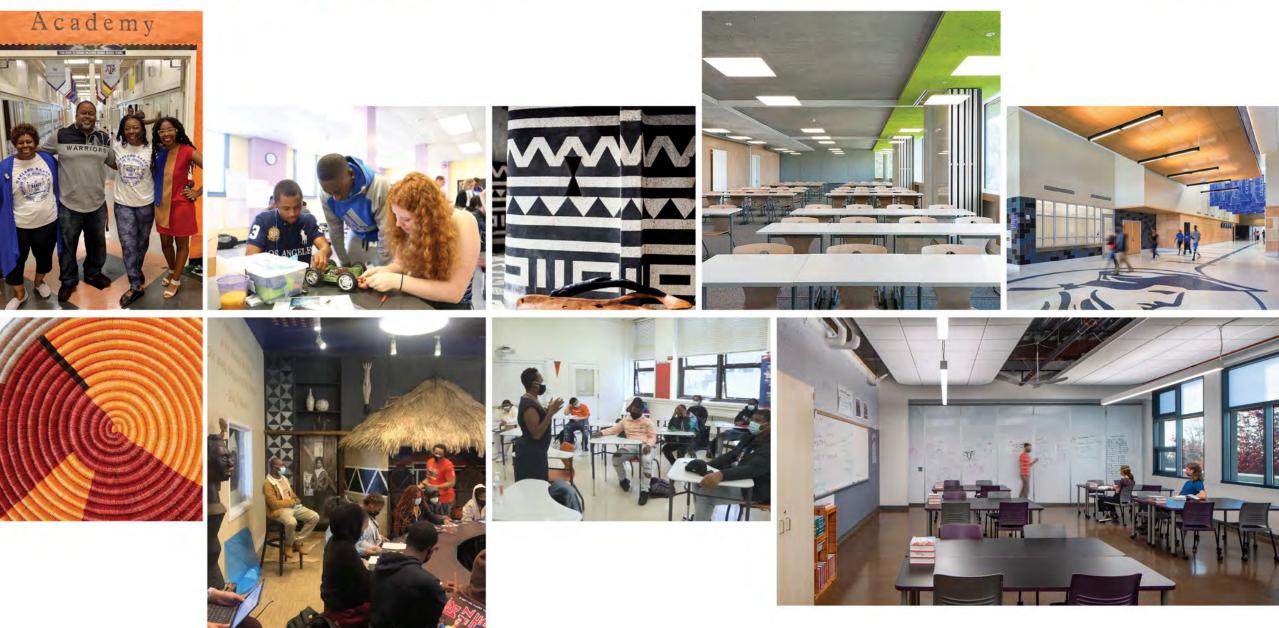
NOTE: Cost Estimate includes materials and labor, hazardous materials mitigation, escalation and soft costs (i.e. design services, financing, etc...)

Low cost estimates assume: - Minimal site mitigation needs - best-case scenario assumptions on construction costs and escalation. - 20% soft costs (competitive bidding)

High end estimates assume: - Extensive hazardous materials mitigation needs - worst-case scenario assumptions on construction costs and escalation - 40% soft costs (low interest from bidding design-build entities)

INTERIORS - DESIGN PROCESS





INTERIORS - CONCEPTUAL PALETTE 1





INTERIORS - CONCEPTUAL PALETTE 2





INDOOR UPDATES DESIGN IDEAS:

- CLASSROOMS
- ENGINEERING LAB
- CAFETERIA
- SCIENCE CLASSROOM, HALLWAYS AUDITORIUM, GYM, EXERCISE ROOM, LOCKER ROOMS (IN PROGRESS)

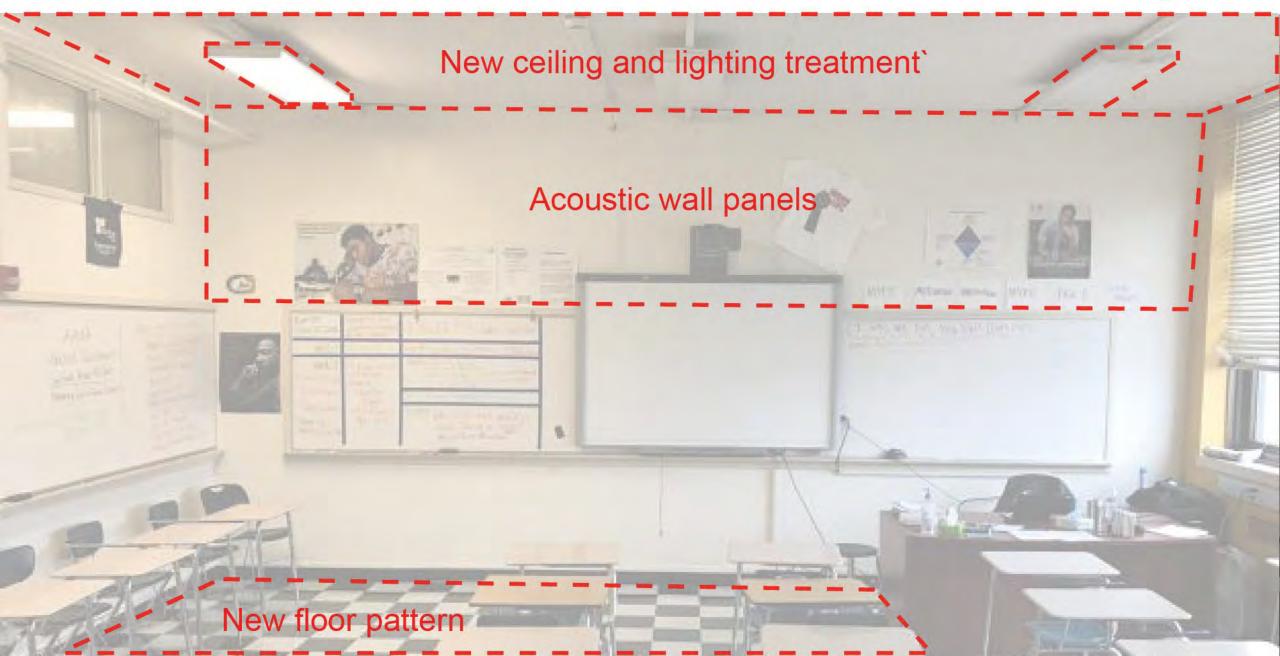
CLASSROOM - EXISTING





CLASSROOM - EXISTING





CLASSROOM – CONCEPT 1





CLASSROOM – CONCEPT 2





CLASSROOM – CONCEPT 1 & 2



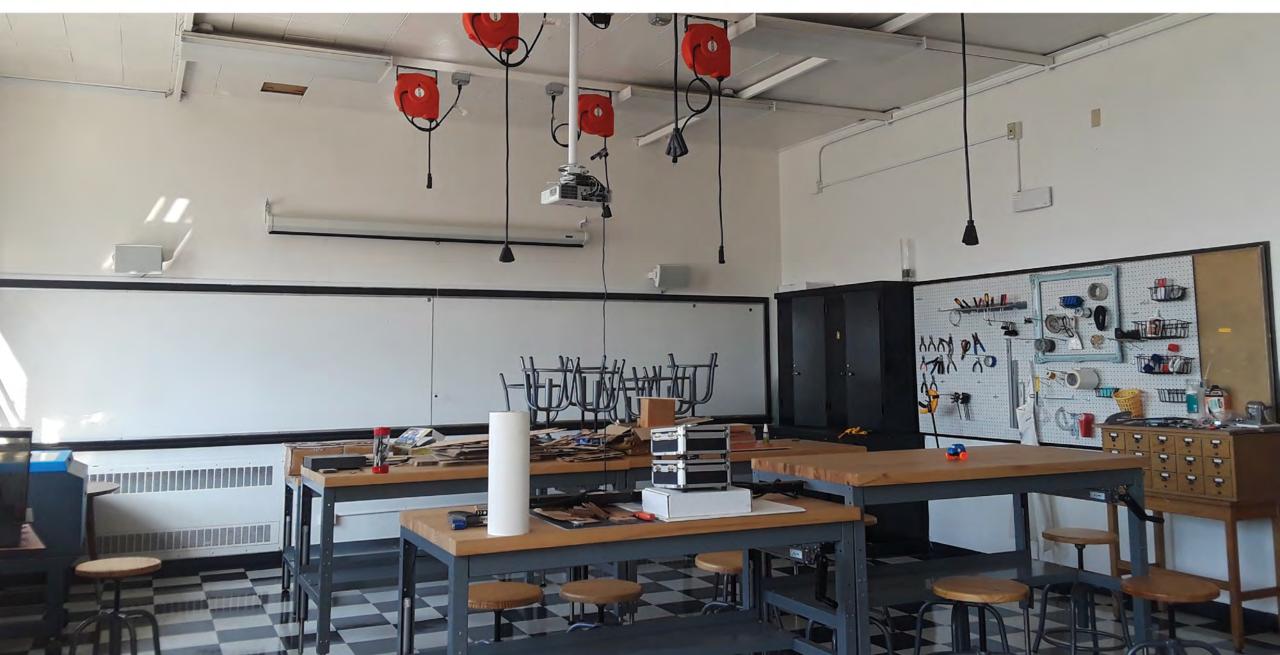
CONCEPT 1

CONCEPT 2



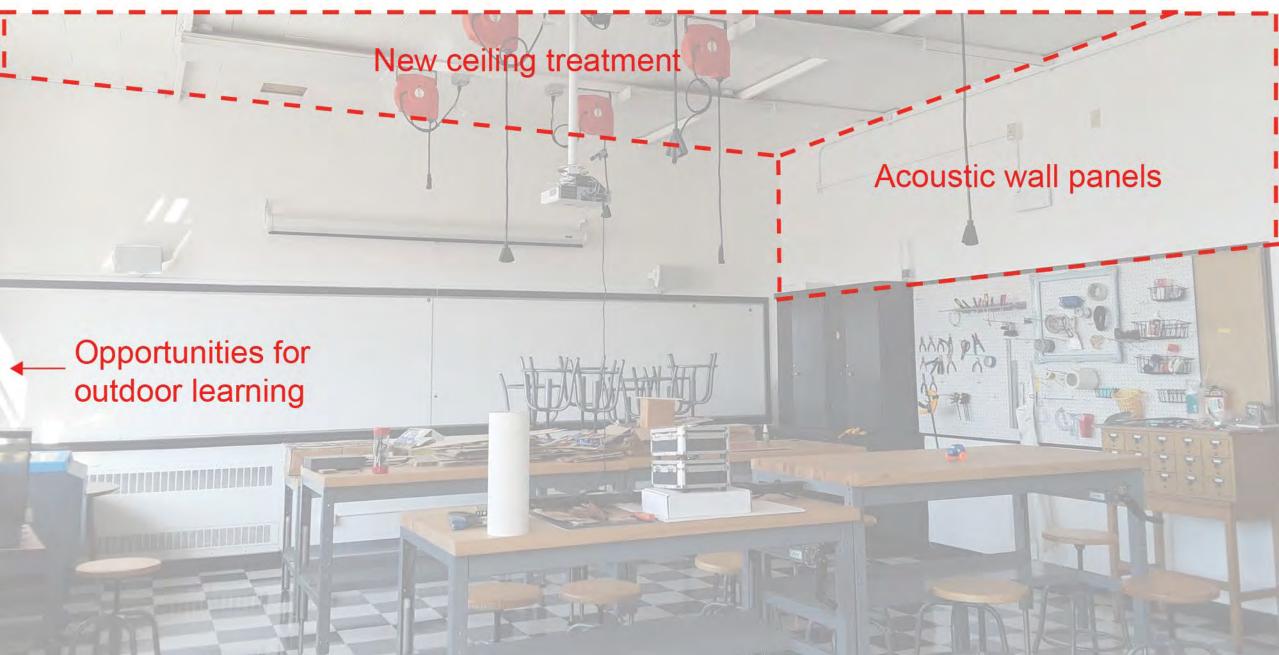
ENGINEERING LAB - EXISTING





ENGINEERING LAB - EXISTING





ENGINEERING LAB – CONCEPT 1





ENGINEERING LAB – CONCEPT 2



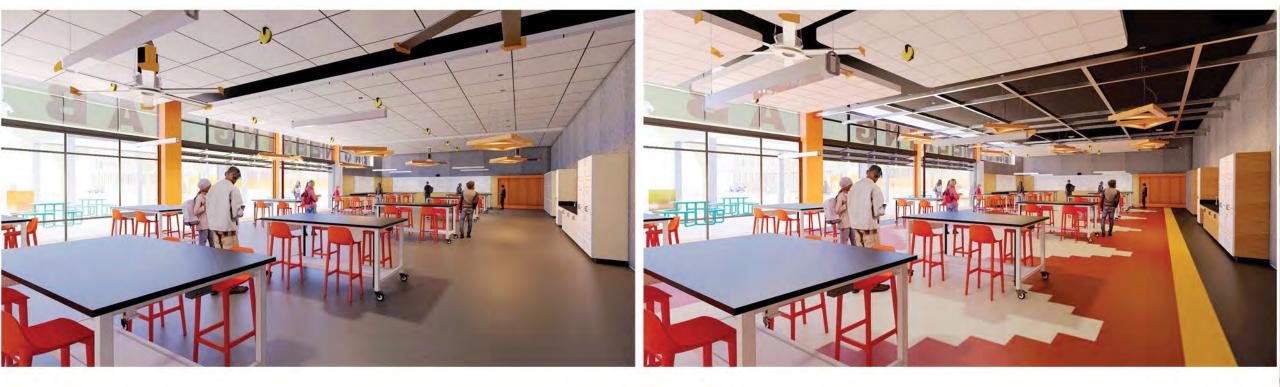


ENGINEERING LAB – CONCEPT 1 & 2



CONCEPT 1

CONCEPT 2



CAFETERIA - EXISTING





CAFETERIA - EXISTING





CAFETERIA – CONCEPT 1





CAFETERIA – CONCEPT 2





CAFETERIA – CONCEPT 1 & 2



CONCEPT 1

CONCEPT 2



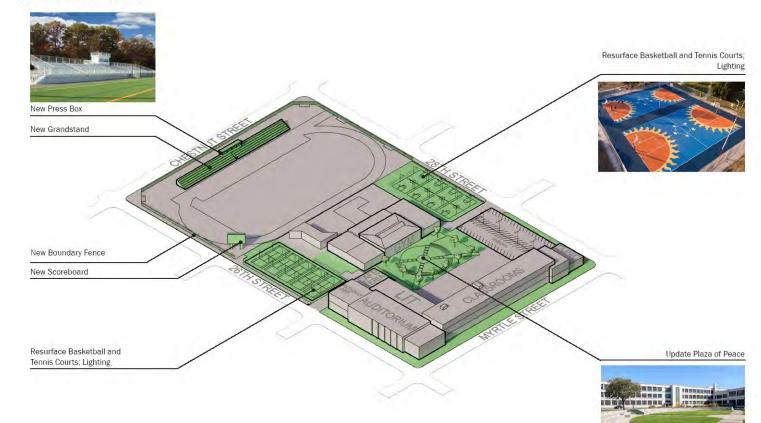
IN PROGRESS:

- SCIENCE CLASSROOM
- HALLWAYS
- AUDITORIUM
- GYM
- EXERCISE ROOM
- LOCKER ROOMS

PHASE 3: OUTDOOR UPDATES

DESCRIPTION	COST ESTIMATE
Replace Football Bleachers	\$6M-\$10M
Provide Scoreboard	\$1M-\$2M
Refinish field of play + provide site lighting for tennis + basketball courts	\$1M-\$4M
Update Plaza of Peace with more trees, seating, and social space, update site boundary fence	\$1M-\$3M
Allocate space for battery storage	No Measure Y Cost

PART 3: OUTDOOR UPDATES



NOTE: Cost Estimate includes materials and labor, hazardous materials mitigation, escalation and soft costs (i.e. design services, financing, etc...)

Low cost estimates assume: - Minimal site mitigation needs - best-case scenario assumptions on construction costs and escalation. - 20% soft costs (competitive bidding)

High end estimates assume: - Extensive hazardous materials mitigation needs - worst-case scenario assumptions on construction costs and escalation - 40% soft costs (low interest from bidding design-build entities)

OUTDOOR UPDATES DESIGN IDEAS:

- MAIN ENTRY
- MYRTLE STREET FACADE
- FOOTBALL BLEACHERS & GATE
- EXTERIOR SCOREBOARD & PLAZA OF PEACE (IN PROGRESS)

MAIN ENTRY - EXISTING





MAIN ENTRY – CONCEPT 1





MAIN ENTRY – CONCEPT 2





MAIN ENTRY – CONCEPT 3





MAIN ENTRY – CONCEPT 1, 2 & 3

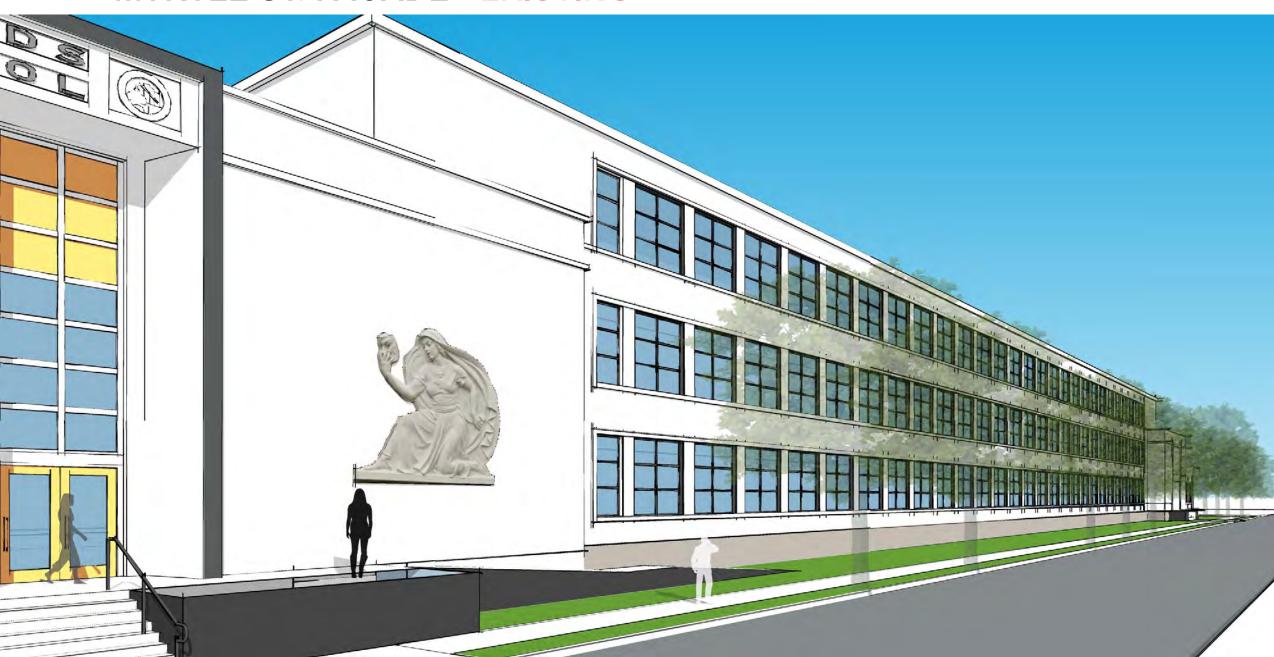








MYRTLE ST. FACADE - EXISTING



ALTEN

HKITARCHITECTS

MYRTLE ST. FACADE – CONCEPT 1





MYRTLE ST. FACADE – CONCEPT 2





MYRTLE ST. FACADE – CONCEPT 3





MYRTLE ST. FACADE – CONCEPT 1, 2, & 3

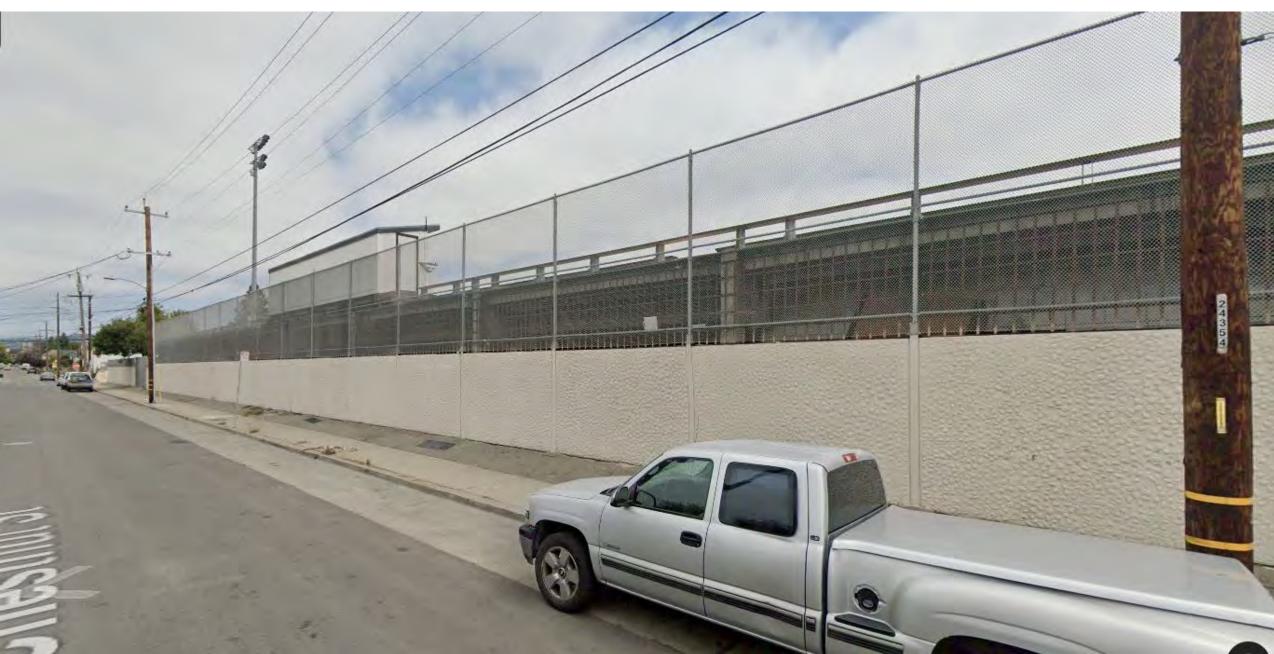






FOOTBALL BLEACHERS -- EXISTING





WEST GATE – FOOTBALL GATE





FOOTBALL BLEACHERS -- REPLACEMENT





IN PROGRESS:

- EXTERIOR SCOREBOARD
- PLAZA OF PEACE
- EXTERIOR AREAS



ART + FABRICATION

CULTURAL PRACTICE

DESIGN + LANDSCAPE RESEARCH + URBANISM





Environmental Justice Memory and History Idiosyncrasies of Place Supporting Just Cities Uncovering Site Narratives Embracing The Strange

PROCESS

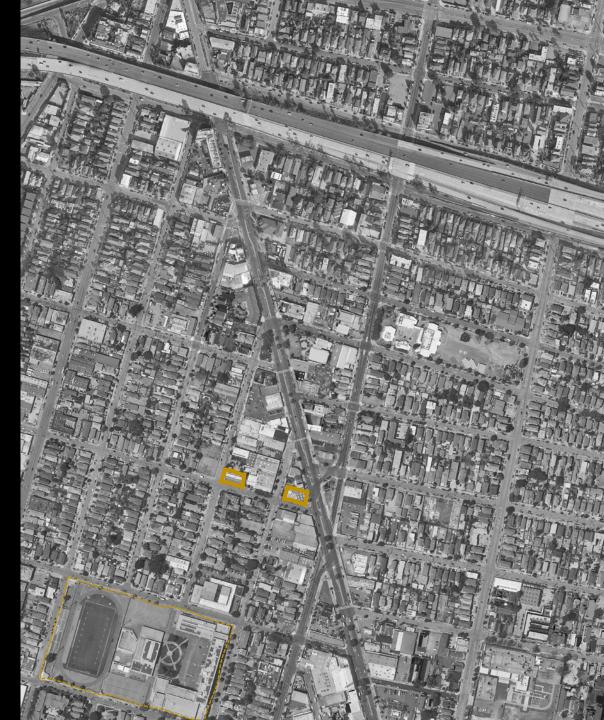
Proliferating Ideas

Research

Improvising

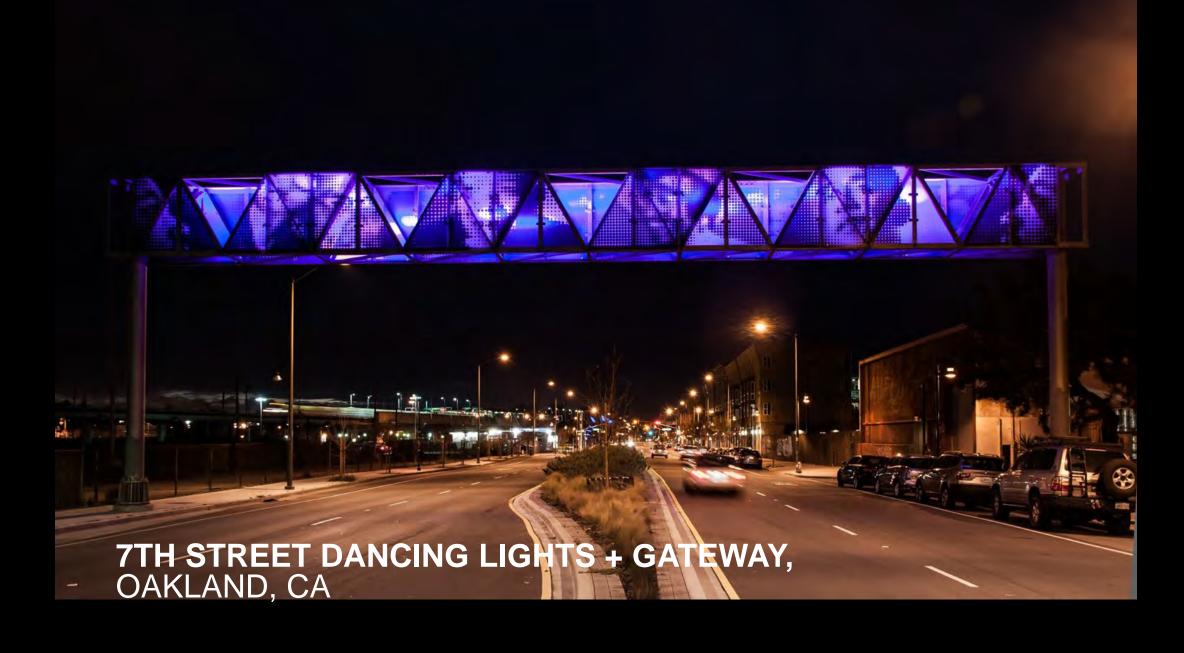
MAKING

VEST OAKLAND SINCE 1992



7TH STREET DANCING LIGHTS + GATEWAY, OAKLAND, CA

7TH STREET DANCING LIGHTS + GATEWAY, OAKLAND, CA





OPEN SPACE OPORTUNITIES @ Mack

Health + Wellness

Art + Making

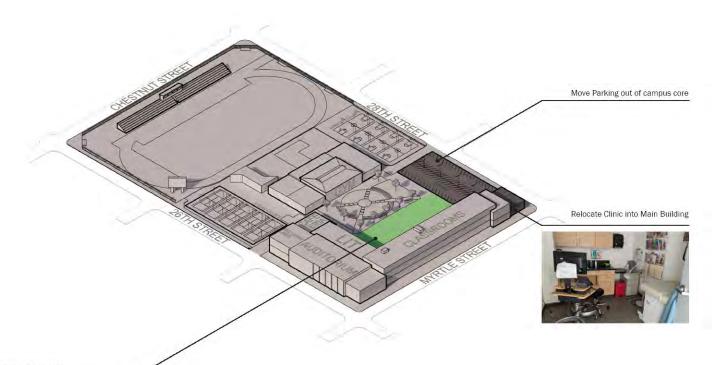
Gates + Gardens + Greens

PHASE 4: DEMOLISH SHOP / CLINIC BUILDING

PHASE 4: DEMOLISH SHOP/CLINIC BUILDING

DESCRIPTION	COST ESTIMATE	
Relocate Parking Lot to location previously occupied by demolished building	\$1M-\$2M	
Redesign landscape where parking lot was previous located	\$3M-\$8M	
Relocate Clinic and other displaced functions to main classroom building	\$6M-\$11M	

PART 4: DEMOLISH SHOP/CLINIC BUILDING



NOTE: Cost Estimate includes materials and labor, hazardous materials mitigation, escalation and soft costs (i.e. design services, financing, etc...)

Low cost estimates assume: - Minimal site mitigation needs - best-case scenario assumptions on construction costs and escalation. - 20% soft costs (competitive bidding)

High end estimates assume: - Extensive hazardous materials mitigation needs - worst-case scenario assumptions on construction costs and escalation - 40% soft costs (low interest from bidding design-build entities) Outdoor Learning and/or



NEXT STEPS: SUMMER 2023

W Grand Ave

21st St

35th St

34th St

33rd St

Milton St

24th St

W Grand Ave

21st St

Sar

28th St

5 26th

580

31st St

30th St

MacArthur

Mand 32nd St

28th St

24th St

20th St

24th

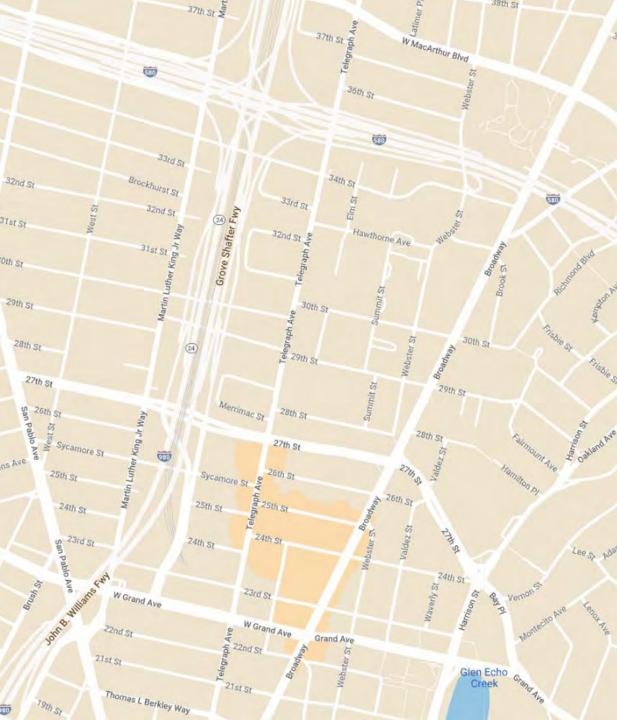
21st St

NEIGHBORHOOD WALK 12th St

16th St

15th St

W Grand



NEXT STEPS: SUMMER / FALL 2023

Building & Site Investigation

Design Workshops

SUMMER FOCUS: PHASE ONE

FALL FOCUS: PHASE TWO & THREE

COMMUNITY ENGAGEMENT





COMMUNITY TEACHERS STUDENTS PARENTS







Feed Back Session – Open House Style