
WELCOME

JUNE 7, 2022

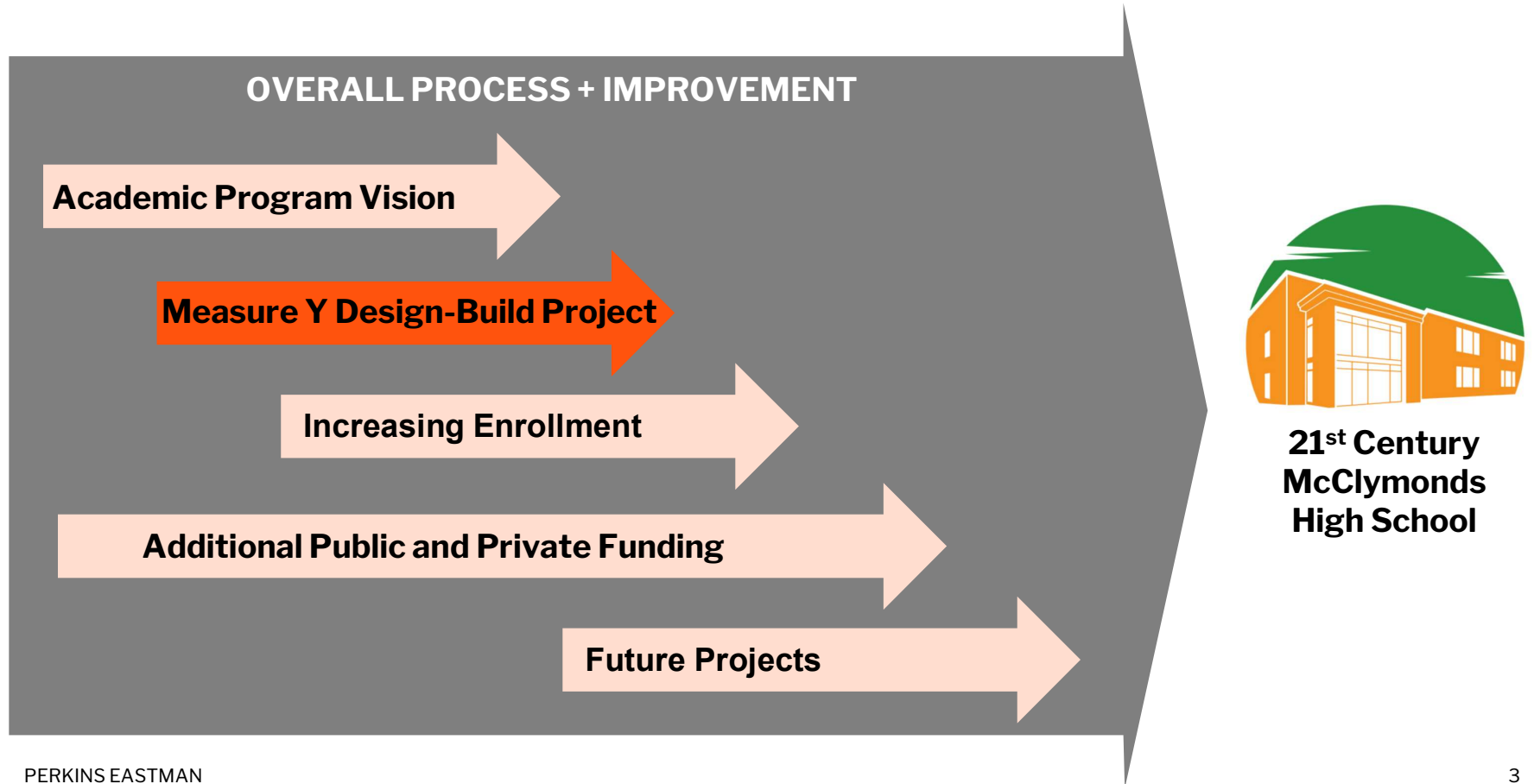




AGENDA

- **Process Update**
- **What We Heard**
- **Updated Concept**
- **Bridging Documents Overview**
- **Next Steps**

MCCLYMONDS



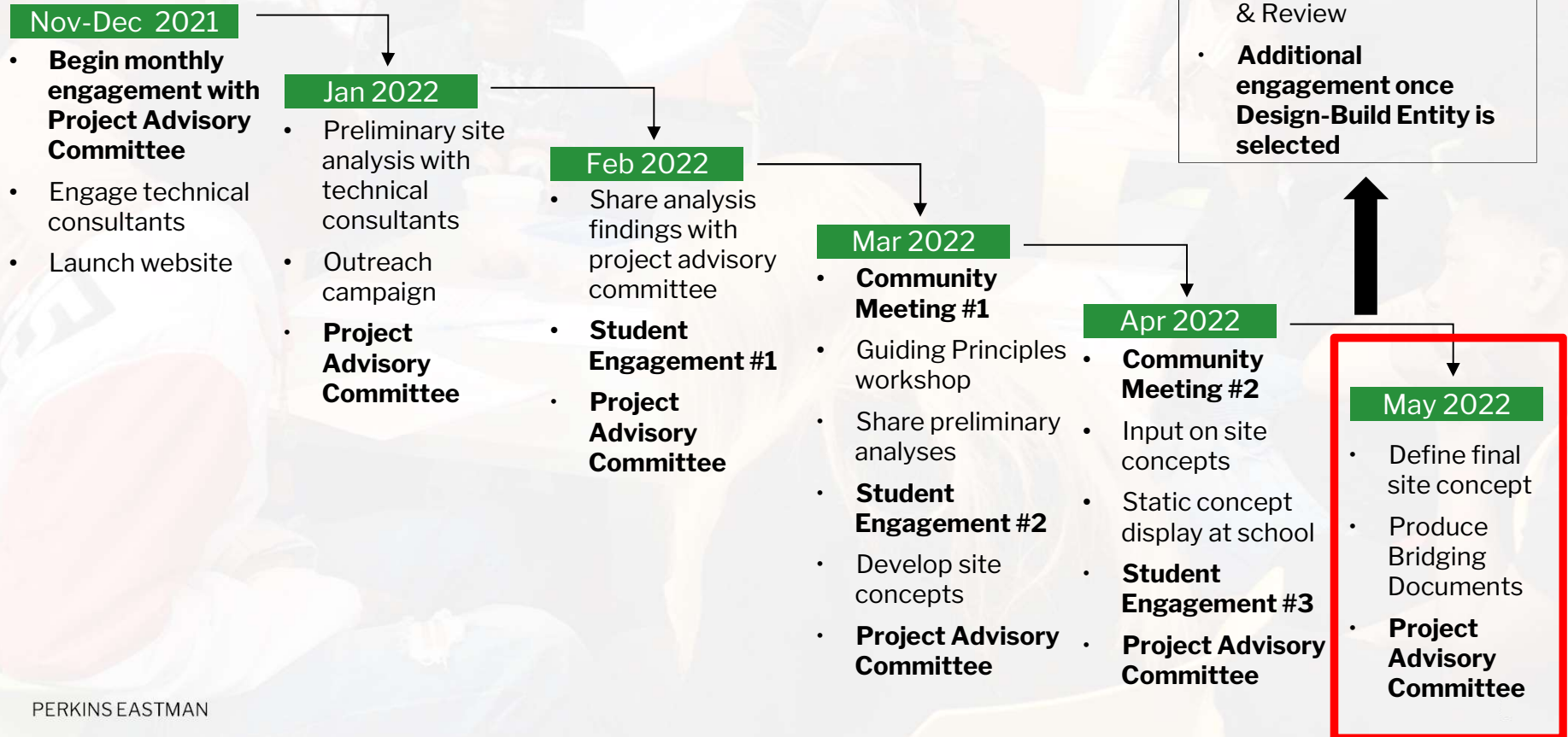
PROJECTED DESIGN-BUILD TIMELINE

ESTIMATED PROCESS TO FINISHED PROJECT

2021	2022	2023	2024	2025	2026
OUSD selects Bridging Architect (PE)	PE produces Bridging Documents	Design-Build Entity designs and produces construction documents (blueprints)	Construction/modernization begins	Ongoing construction/modernization	Construction/modernization concludes (estimated)
PE begins site analysis and stakeholder engagement	OUSD releases Request for Proposals (RFP) and selects Design-Build Entity	Division of State Architect Reviews and Approves plans	(Project phasing may result in temporary housing of students.)		<i>Phased plans could result in longer project timeline</i> Close-out and commissioning (contingent on various external factors)

BRIDGING ARCHITECTS TIMELINE

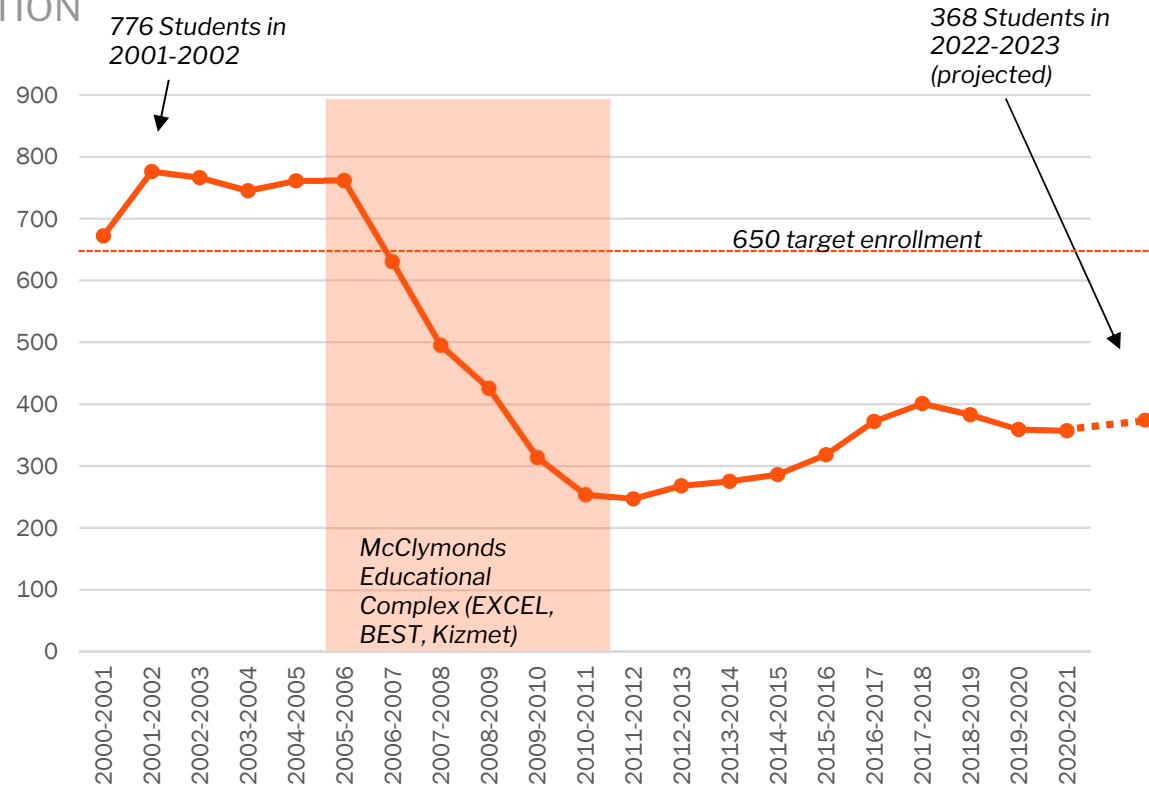
ENGAGEMENT OPPORTUNITIES



WHAT WE HEARD

PLAN FOR 650 STUDENT POPULATION

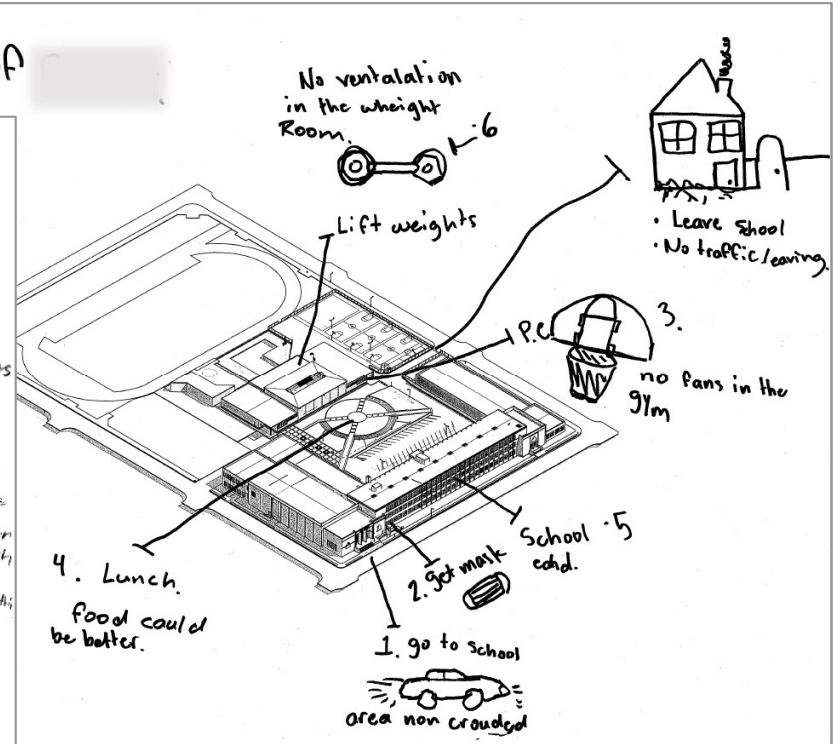
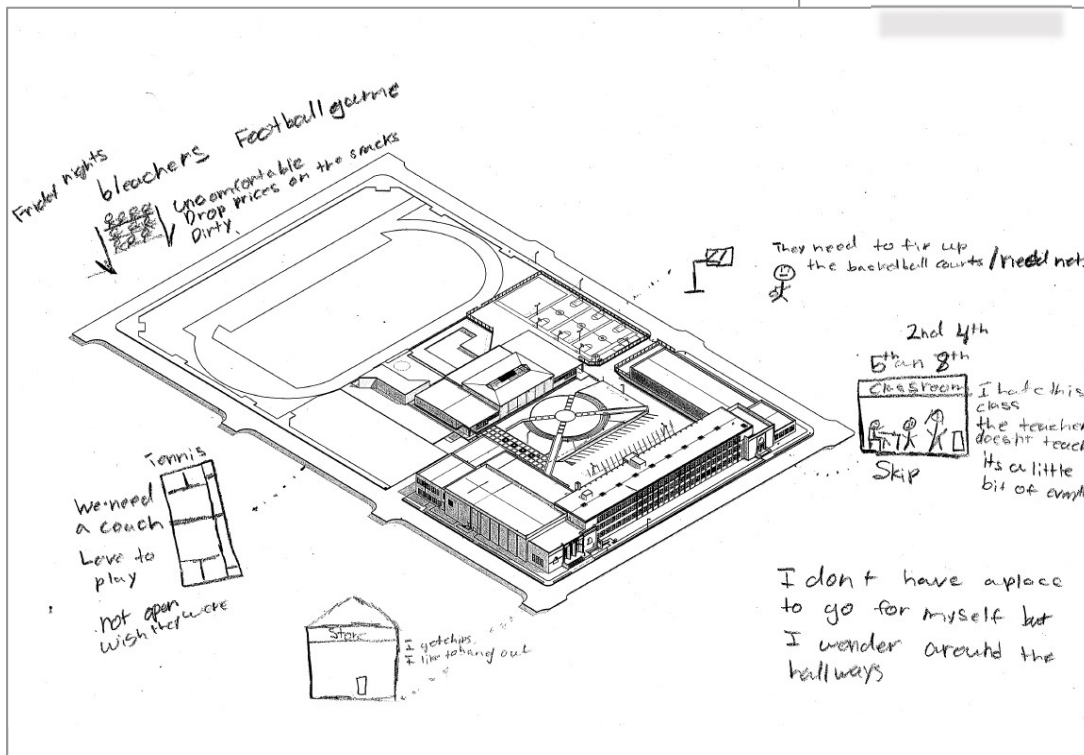
- According to the OUSD Facility Utilization Baseline Estimator, McClymonds is about **70% utilized**.
- **Adult Education** and various supplemental programs make up some of the difference.
- **Reducing overall capacity** to match enrollment prevents Prop 39 charter school requests



WHAT WE'VE HEARD: STUDENTS

JOURNEY MAPPING

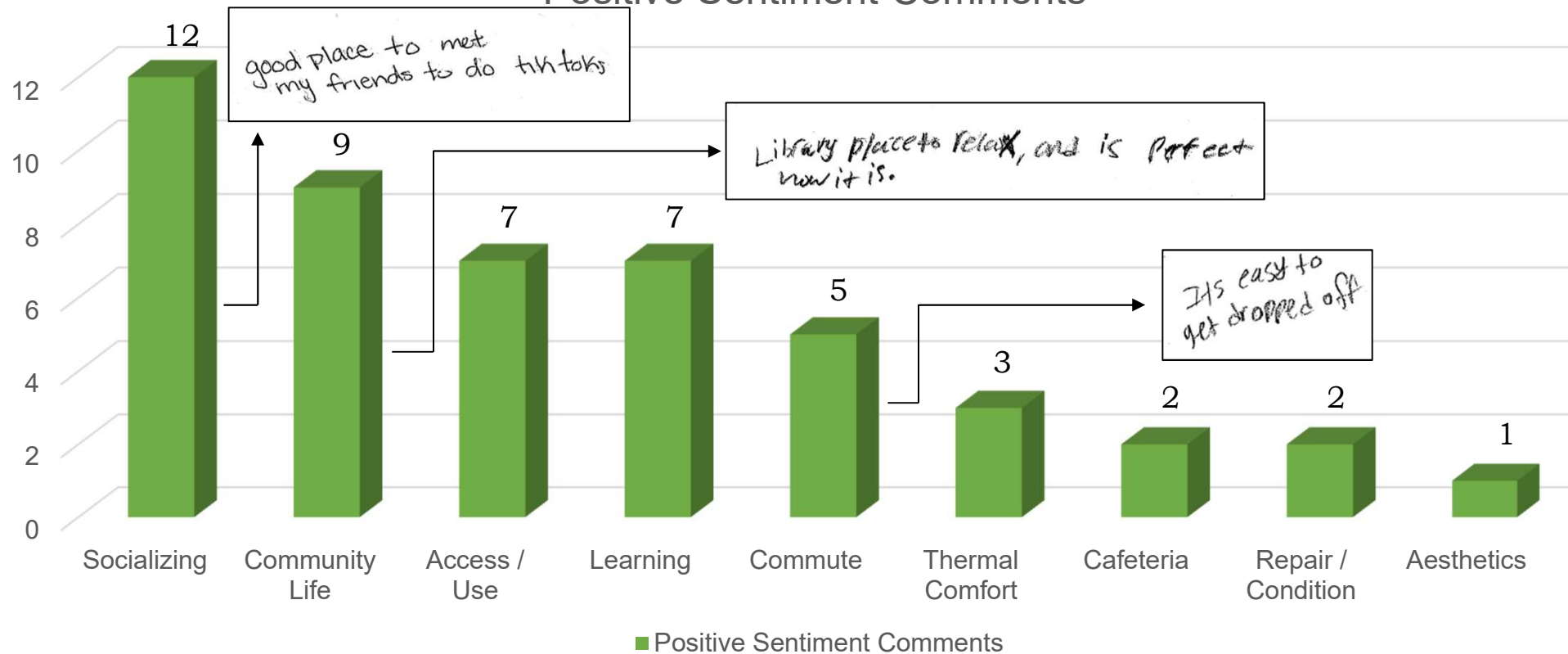
Day in the life of



WHAT WE HEARD: STUDENTS

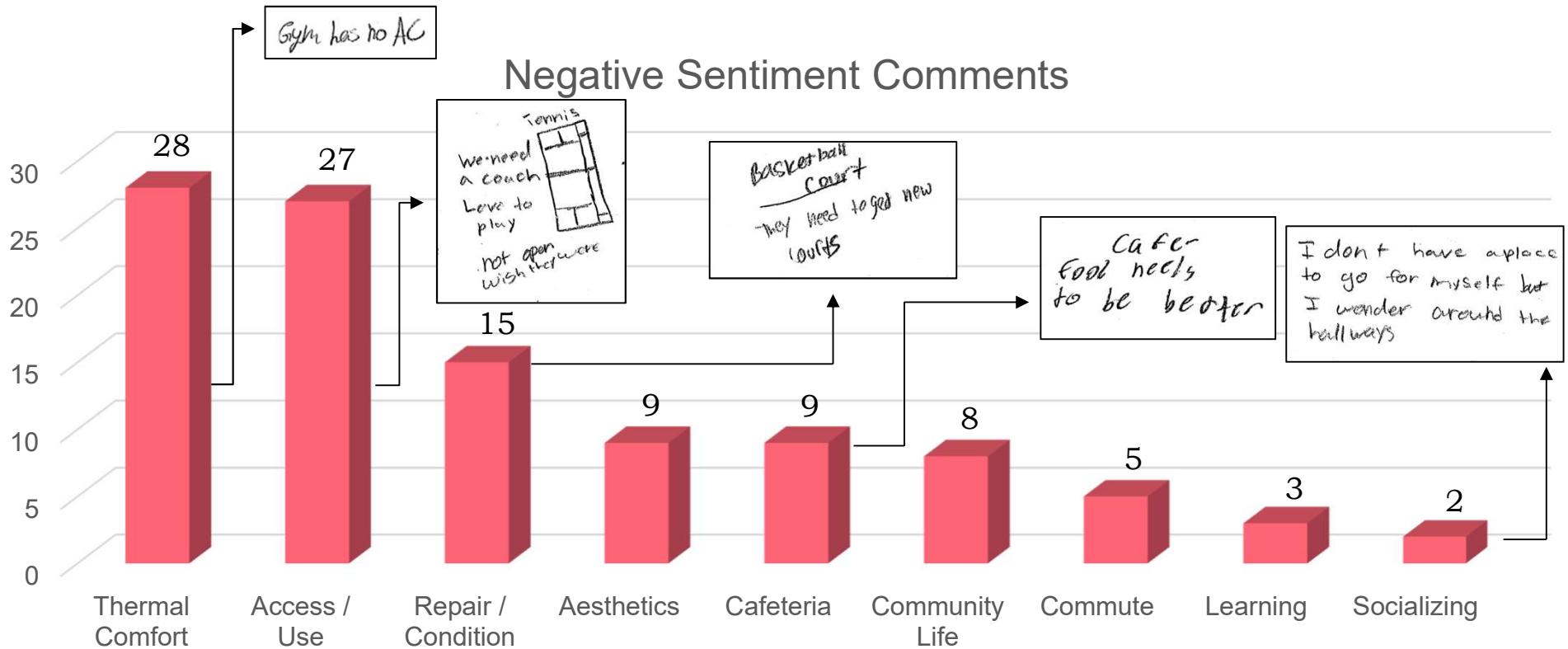
JOURNEY MAPPING

Positive Sentiment Comments



WHAT WE HEARD: STUDENTS

JOURNEY MAPPING



WHAT WE HEARD

COMMUNITY MEETING

SCENARIO 1 NEW BUILDING & UPDATES

Rough Cost Estimates include Soft Costs (Services, Fees, Insurance)

Total Measure Y Project Budget is **\$65M**

Scenario 1 Rough Cost Estimate: \$46M - \$91M

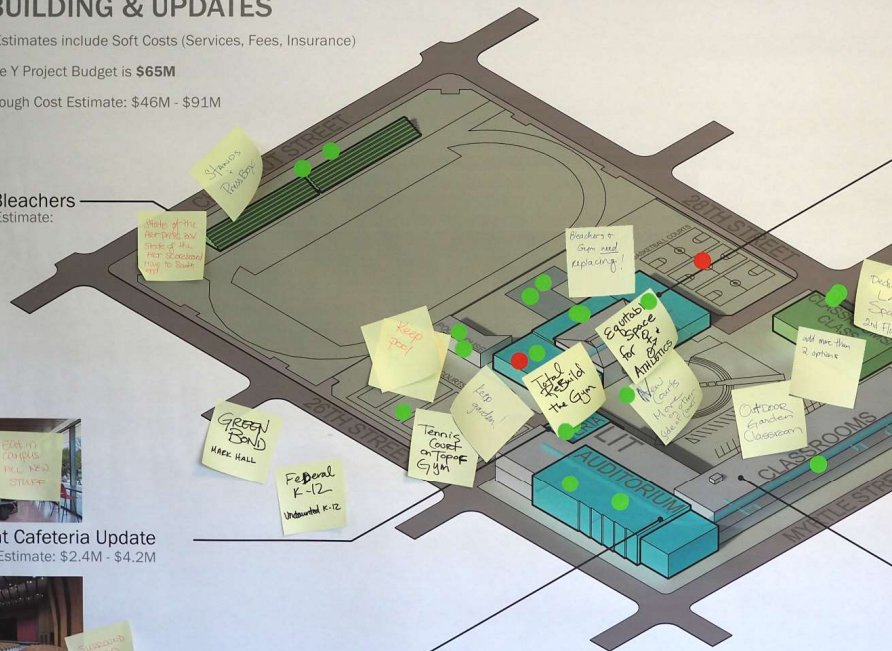
Replace Bleachers
Rough Cost Estimate:
\$3M - \$5M



Significant Cafeteria Update
Rough Cost Estimate: \$2.4M - \$4.2M



Significant Auditorium Update
Rough Cost Estimate: \$3.6M - \$5.6M

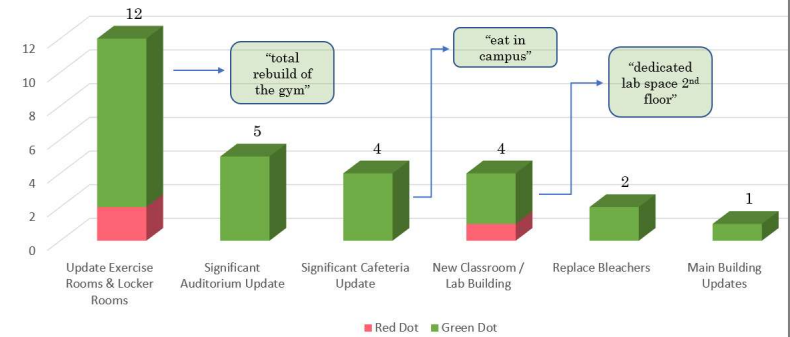


Community Forum I Sentiment Analysis

Scenario 1

Draft

Community Sentiment Counts Based on Proposed Updates Scenario 1



New Classroom/Lab Building

Rough Cost Estimate:
Demolish Old Shop Building: \$500,000 - \$1.8M
Build New Structure: \$7.7M - \$12.5M



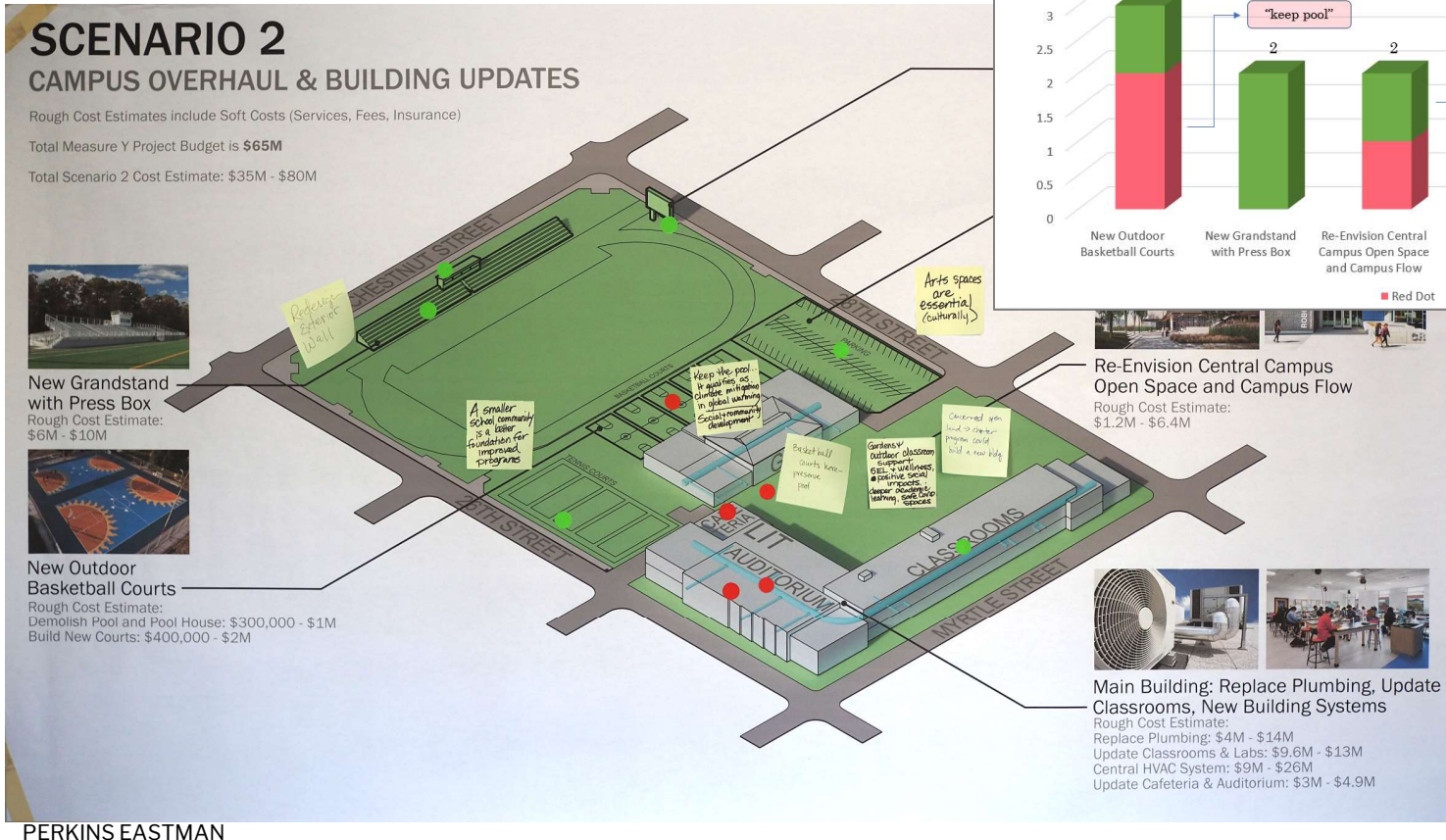
Main Building Updates:

Rough Cost Estimate:
Replace Plumbing: \$4M - \$14M
Update Classrooms & Labs: \$9.6M - \$13M
Central HVAC System: \$9M - \$26M

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GUIDING PRINCIPLES

WHAT WE HEARD

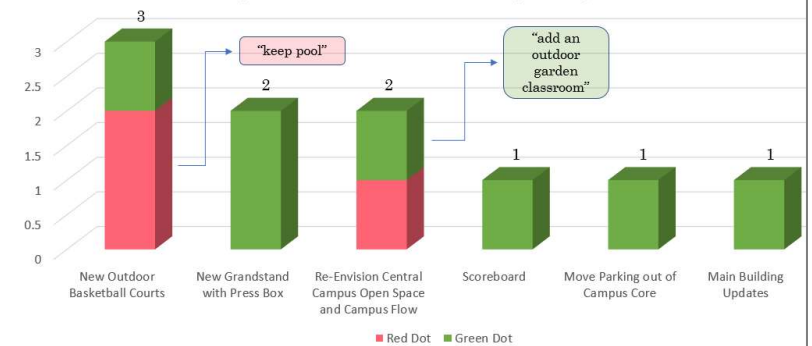


Community Forum Sentiment Analysis

Scenario 2

Draft

Community Sentiment Counts Based on Proposed Updates Scenario 2



WHAT WE HEARD

REQUESTS THAT TRIGGER HIGH COSTS

- **Expand third floor above LIT/Cafeteria**



Structural modification triggers DSA mandatory upgrades: **\$120M+** for main building.

- **Install rooftop gardens**



New occupancy of roof triggers DSA mandatory upgrades: **\$120M+** for main building; **\$45M+** for gym.

- **Add levels to Shop/Clinic Building**



Structural modification triggers DSA mandatory upgrades: **\$36M+** Shop/Clinic Building upgrades and new construction.

Capacity increases from expansion could be requested by a charter school if not fully occupied.

WHAT WE HEARD

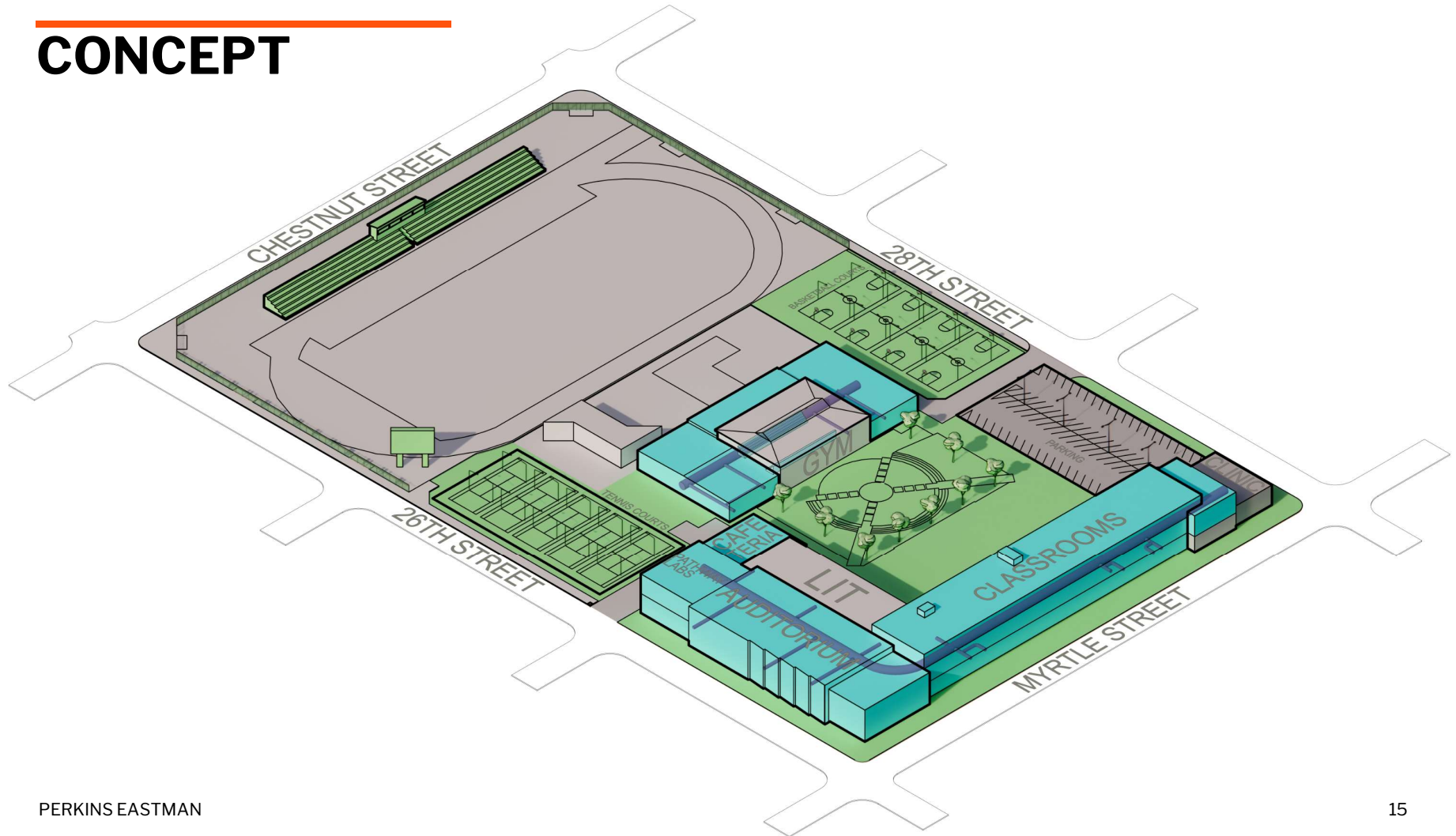
PLANNING ELEMENTS & PRIORITIES

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

CONCEPT

- 
- A 3D architectural rendering of a school campus. The rendering shows a large central area with a baseball field and bleachers. To the right, there are several buildings, including a gymnasium labeled 'GYM', a library labeled 'LIBRARY', and a classroom building labeled 'CLASSROOMS'. There are also parking lots and streets labeled '28TH STREET' and 'MYRTLE STREET'. The buildings are colored in shades of blue, green, and brown.
- 1. Building Systems**
 - 2. Indoor Space Upgrades**
 - 3. Outdoor Space Upgrades**
 - 4. Demolish Shop/Clinic Building**

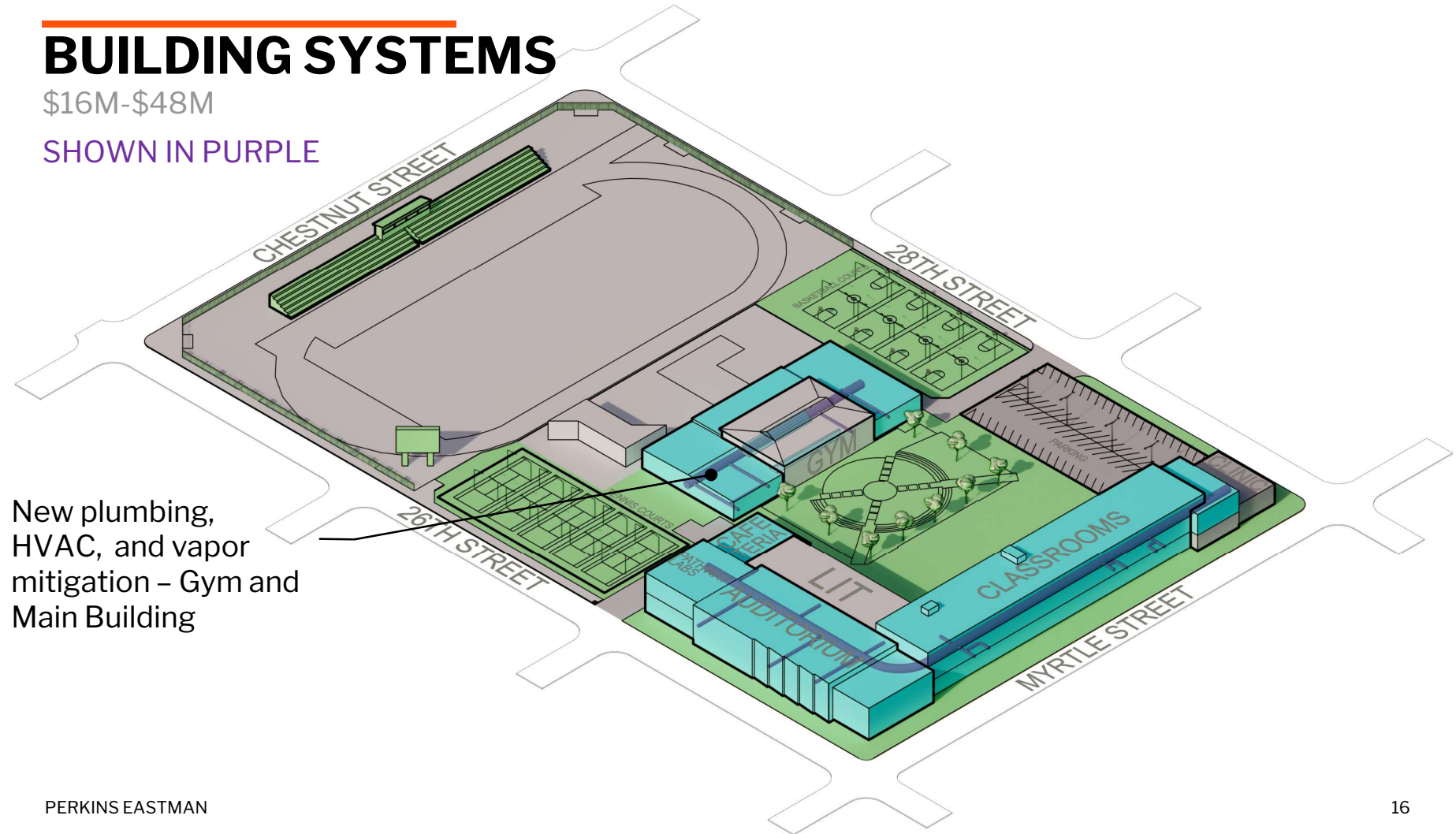
CONCEPT



BUILDING SYSTEMS

\$16M-\$48M

SHOWN IN PURPLE



New plumbing,
HVAC, and vapor
mitigation - Gym and
Main Building

BUILDING SYSTEMS

\$16M-\$48M

- Replace plumbing (\$5M-\$17M)
- Heating, Ventilation and Air Conditioning (HVAC; \$11M-\$31M)
- Implement vapor mitigation
 - Recommend HVAC-based solutions
 - Pursue vapor barriers if needed



INDOOR SPACE UPDATES

\$22M-\$46M

SHOWN IN BLUE

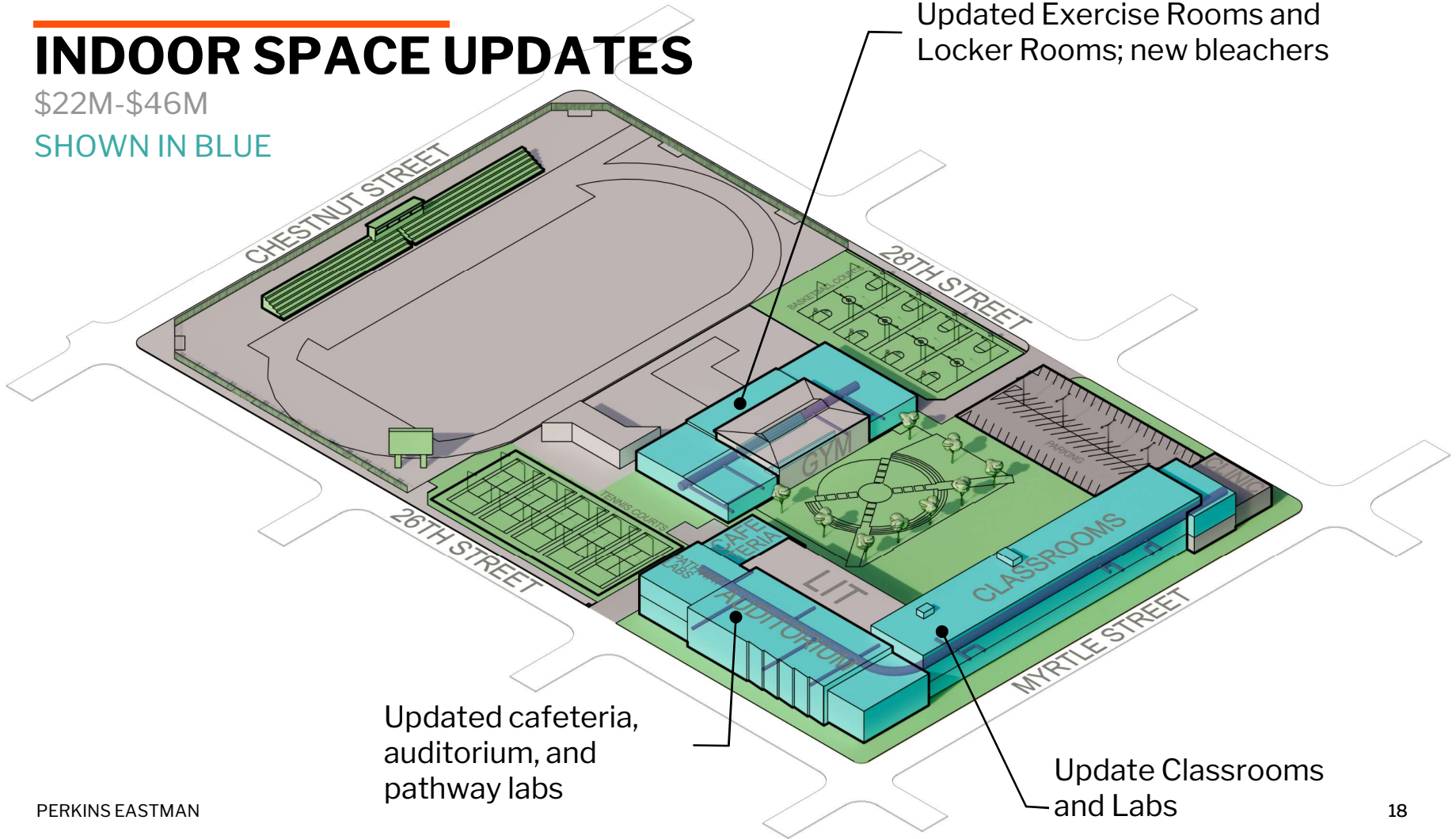
Updated Exercise Rooms and
Locker Rooms; new bleachers

Updated cafeteria,
auditorium, and
pathway labs

Update Classrooms
and Labs

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INDOOR SPACE UPDATES

\$22M-\$46M

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

Updated Classrooms/Labs



Cafeteria Reconfiguration



Auditorium Refresh



Exercise/Lockers Updates



OUTDOOR SPACE UPDATES

\$9M-\$20M

SHOWN IN GREEN

New grandstand with
press box and
scoreboard

New boundary
fence

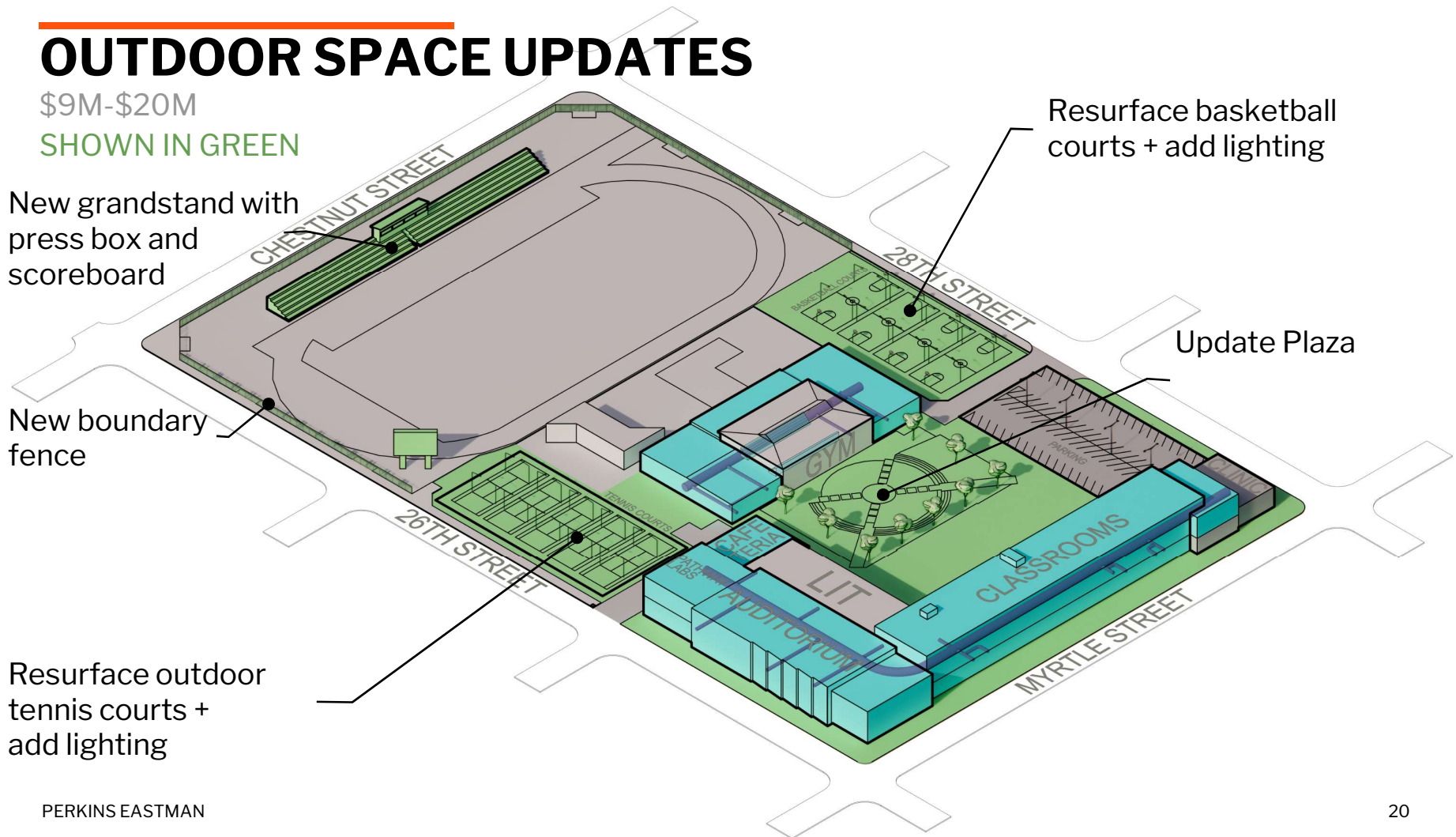
Resurface outdoor
tennis courts +
add lighting

Resurface basketball
courts + add lighting

Update Plaza

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OUTDOOR SPACE UPDATES

\$9M-\$20M

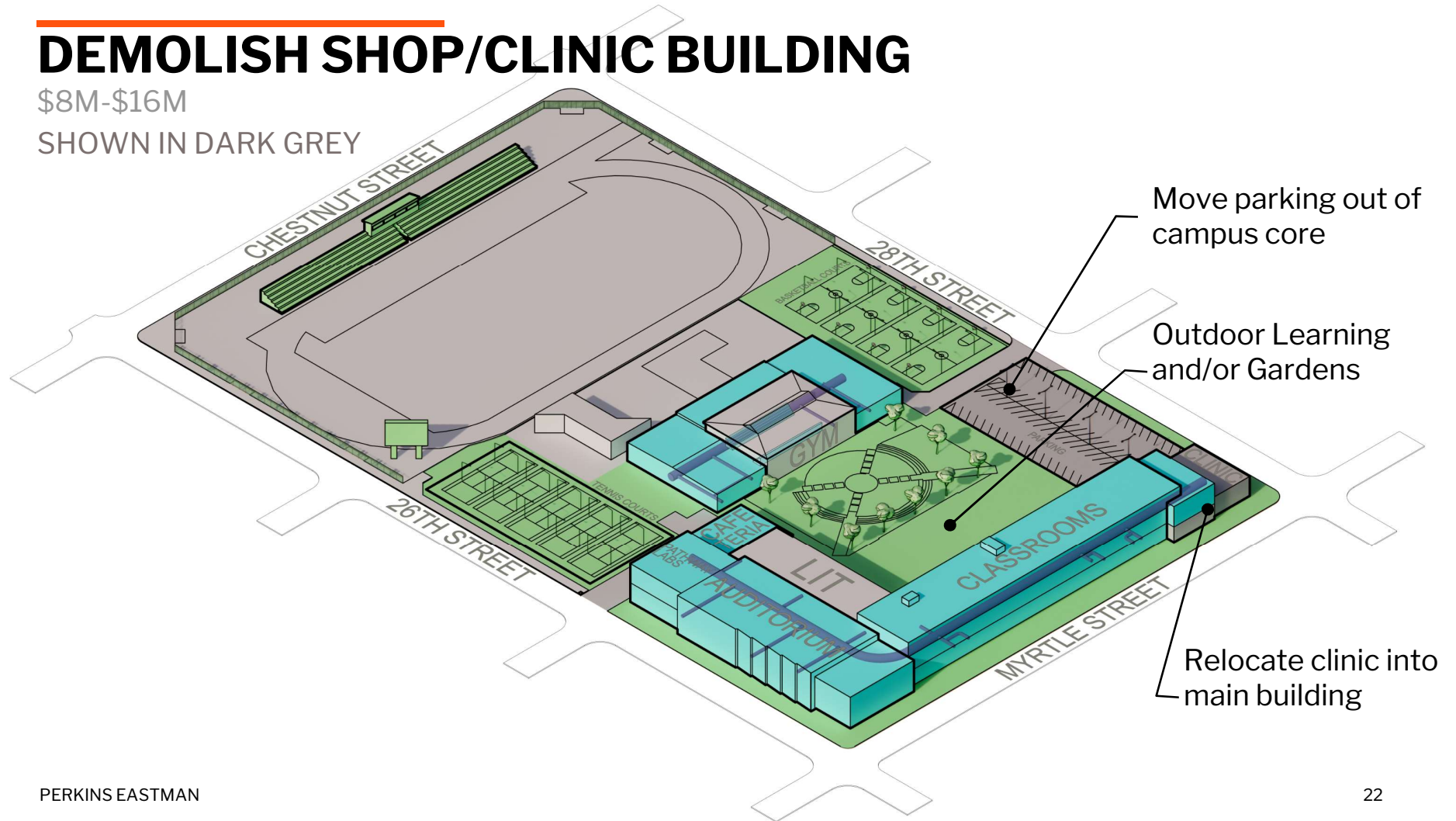
- Replace football bleachers (\$6M-\$10M)
- Provide scoreboard (\$1M-2M)
- Refinish field of play + provide site lighting for tennis + basketball courts (\$1M-\$4M)
- Update Plaza of Peace with more trees, seating, and social space, update site boundary fence (\$1M-\$3M)
- Allocate space for battery storage (no cost)



DEMOLISH SHOP/CLINIC BUILDING

\$8M-\$16M

SHOWN IN DARK GREY



DEMOLISH SHOP/CLINIC BUILDING

\$8M-\$16M

- Relocate Parking Lot to location previously occupied by demolished building (\$1-\$2M)
- Redesign landscape where parking lot was previous located (\$1M-\$3M)
- Relocate Clinic and other displaced functions to main classroom building (\$6-\$11M)
- Rightsize campus to 650 students



CONCEPT

ROUGH ORDER-OF-MAGNITUDE COST ESTIMATE

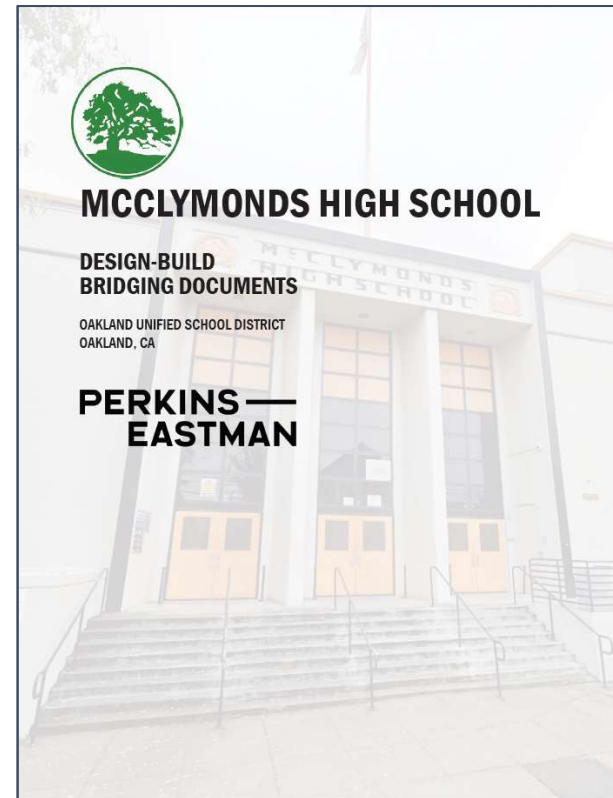


1. Building Systems	\$16M-\$48M
2. Indoor Space Upgrades	\$22M-\$46M
3. Outdoor Space Upgrades	\$9M-\$20M
4. Demolish Shop/Clinic Building	\$8M-\$16M
<hr/>	
	\$54M-\$130M

BRIDGING DOCUMENTS

OVERVIEW

1. Executive Summary
2. Grassroots Engagement
3. Site Context
4. Program Requirements
5. Concept
6. Appendix



BRIDGING DOCUMENTS

GRASSROOTS ENGAGEMENT

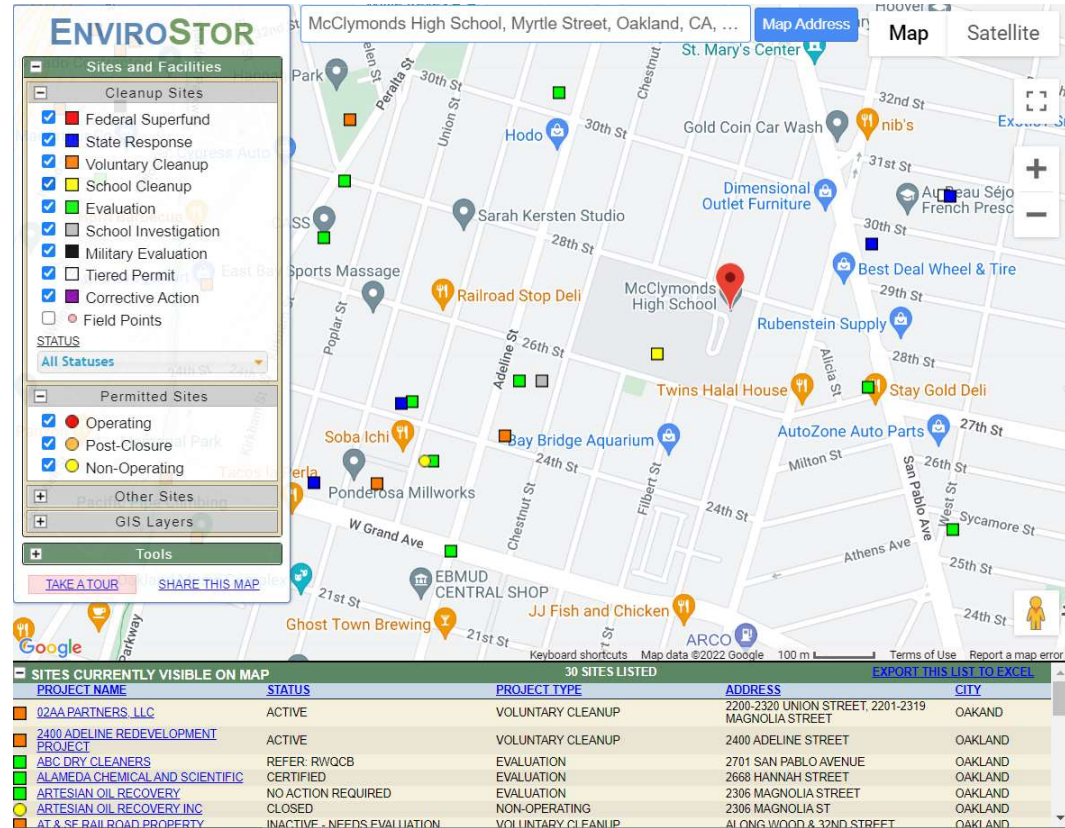
- Continue Public In-Person Meetings – Improve Outreach
- Small Group Engagements for:
 - Athletics + Physical Education
 - Classrooms + Science Labs
 - Pathway Labs + Fabrication
 - Cafeteria, Hallways + Lounges
 - Plaza + Outdoor Learning
- Reach out and engage with McClymonds feeder schools



BRIDGING DOCUMENTS

SITE CONTEXT

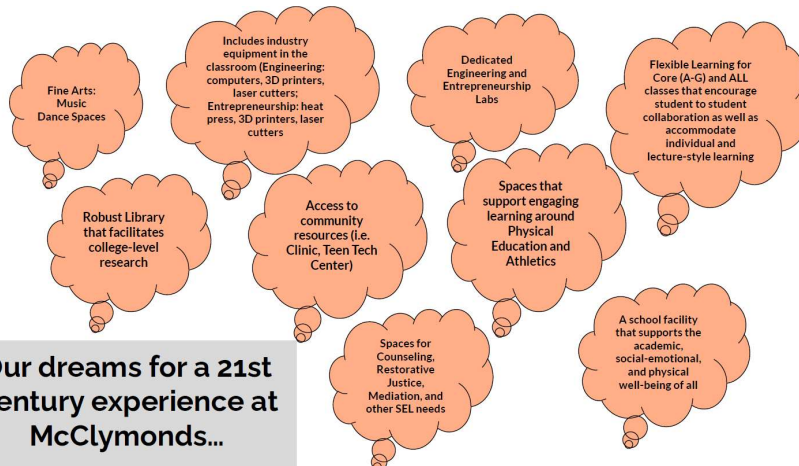
- Environmental Assessment
- Structural Analysis
- Building Systems
- Energy Incentive Programs
- Division of the State Architect
- Site Capacity



BRIDGING DOCUMENTS

PROGRAM REQUIREMENTS

- McClymonds High School Program Overview
- Space Program Summary



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	C	D	E	F	G	H	I	J	K
1	McClymonds High School								
2	Future Building Program - Jan 2022								
		Seat Count	Station Size	Avg. Room ASF		Room Count	Total Seats	Total ASF	
3	Space Type								
4									
5	Classrooms								
6	Large Classroom			1,000		25		25,000	
7	Classroom Storage (+5%)							1,250	
8				Classrooms ASF Total				26,250	
9									
10	Labs								
11	Science Labs			1,200		3		3,600	
12	Pathway Labs			1,200		2		2,400	
13	Lab Services (+15%)							900	
14				Labs ASF Total				6,900	
15									
16	Offices								
17	Standard Office			100		7		700	
18	Large Office			200		3		600	
19	Reception			450		1		450	
20	Conference Room			300		3		900	
21	Office Services (5%)							398	
22				Office ASF Total				3,048	
23									
24	Study								
25	Library			3,100		1		3,100	
26	Mack Café including Storage and Prep			700		1		700	

BRIDGING DOCUMENTS

EDUCATIONAL SPECIFICATIONS

- Room Types
- AV/IT Specifications
- Furniture Specifications

4.2 ROOM DATA SHEETS

PERFORMANCE HALL

The new performance hall will provide 300 seats and includes a multi-use platform that can be separated and concurrently used by students.

PERFORMANCE HALL HAS:

- + Tiered seating layout
- + Proper acoustical measures to reduce sound transmission and improve audience experience
- + Zoned stage lighting
- + High-end refined and detailed finishes
- + Flexibility of stage to accommodate different needs (eg. lecture, dance, theater performances, and circulation spine for the learning studios)
- + Multiple entries and corridors to lobby and learning studios



Reference: Overfelt High School



Reference: Overfelt High School

CONCEPT

- Overall Description
 - Scope Parts
 - Cost Estimates

1. Building Systems	\$16M-\$48M
2. Indoor Space Upgrades	\$22M-\$46M
3. Outdoor Space Upgrades	\$9M-\$20M
4. Demolish Shop/Clinic Building	\$8M-\$16M
Total	\$54M-\$130M

A faded background image showing a group of people, mostly women, sitting around a table in a meeting or collaborative workspace. They appear to be engaged in discussion or working on documents.

NEXT STEPS

- Compile Bridging Documents
- Share Draft with Campus Stakeholders
- OUSD Facilities Prepares RFQ/RFP
- Design Build Entities Bid on Project
- Other input:
 - ray.bermudez@ousd.org
 - <https://www.ousd.org/Page/21390>