
WELCOME

MARCH 29, 2022

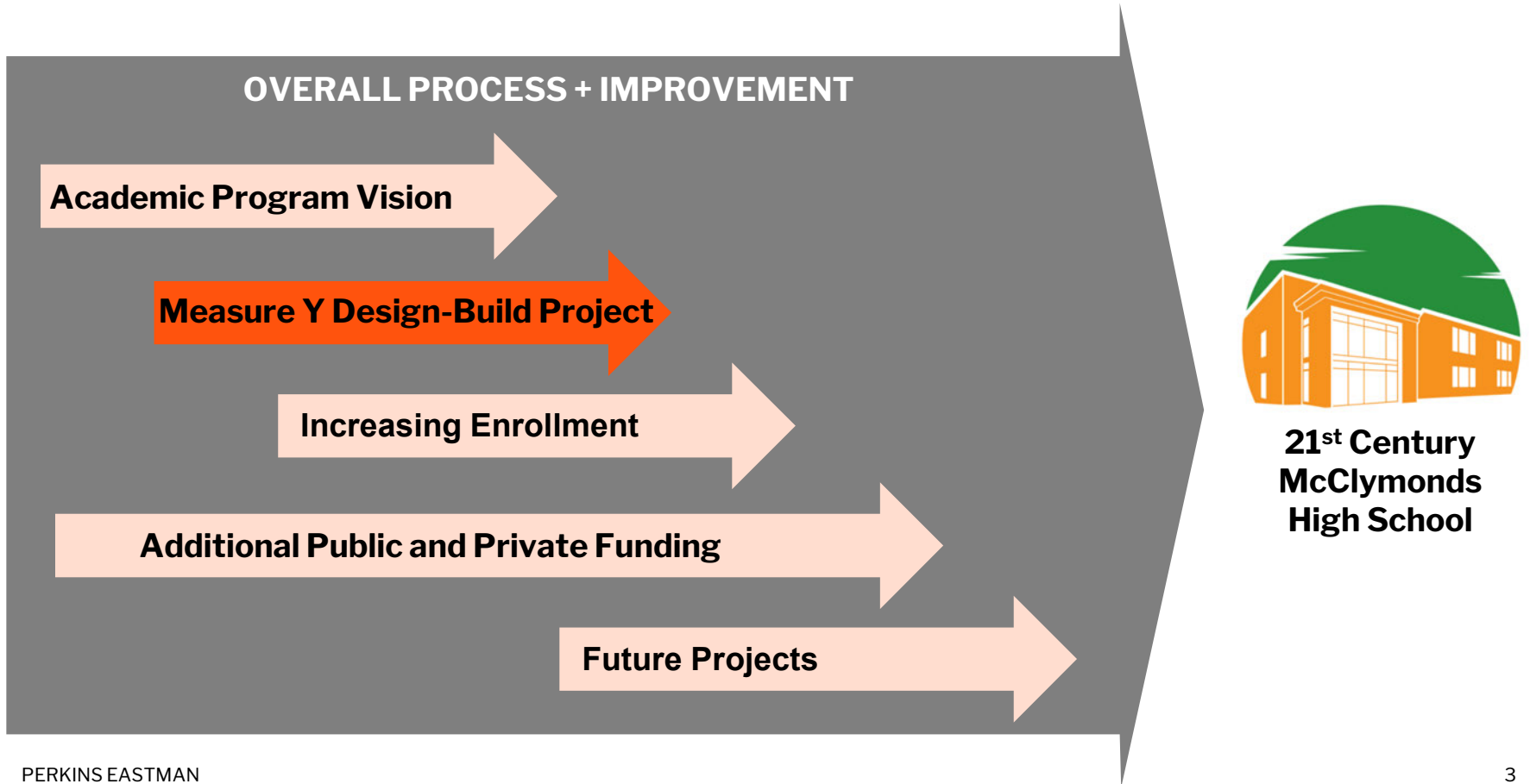




AGENDA

- **Process Overview**
- **Guiding Principles**
- **Conceptual Scenarios**
- **Input on Conceptual Scenarios, Q&A**

A NEW MCCLYMONDS



DESIGN-BUILD PROCESS

ROLE OF BRIDGING ARCHITECT



OUSD is the McClymonds Project Owner, which is funded through 2020 Measure Y.

PE is the Bridging Architect defining project scope and concept so that OUSD can request proposals from Design Build Entities. PE:

- Defines overall approach
- Specifies project requirements
- Provides oversight

Combined Design-Build Entity designs and builds project.

- Produces final design and constructs buildings
- Less risk for OUSD
- Fewer cost overruns

PROJECTED DESIGN-BUILD TIMELINE

ESTIMATED PROCESS TO FINISHED PROJECT

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

BRIDGING ARCHITECTS TIMELINE

ENGAGEMENT OPPORTUNITIES

Nov-Dec 2021

- **Begin monthly engagement with Project Advisory Committee**
- Engage technical consultants
- Launch website

Jan 2022

- Preliminary site analysis with technical consultants
- Outreach campaign
- **Project Advisory Committee**

Feb 2022

- Share analysis findings with project advisory committee
- **Student Engagement #1**
- **Project Advisory Committee**

Mar 2022

- **Community Meeting #1**
- Guiding Principles workshop
- Share preliminary analyses
- **Student Engagement #2**
- Develop site concepts
- **Project Advisory Committee**

Apr 2022

- **Community Meeting #2**
- Input on site concepts
- Static concept display at school
- **Student Engagement #3**
- **Project Advisory Committee**

May 2022

- Define final site concept
- Produce Bridging Documents
- **Project Advisory Committee**

STUDENT ENGAGEMENT

USER PROFILES & JOURNEY MAPPING

Bio (provide a 2-4 sentence description of this person)
Play sports, Dress nice, come to school on time, he runs track, he has siblings and he's a cool person

What they do on campus
He's a student Athlete, order food dash all day he make Jokes and hanging fun with Admin Football and track Practice

What works: he has connects for lunch at school

What doesn't: The school lunch and the school likes a fail

What spaces they use
he use the football field, and use the back area

What works: the weight room, and the library

What doesn't: the water, and the Bathrooms

Core needs (2-4 most important things) more girl sports, more people think make great,	Pain points (2-4 most pressing challenges) The gender ratio more programs Bigger gym
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“Library is chill”

“Cars in public spaces”

“He likes to be in the hallways”

“Need space for cheer practice”

“Small weight room”

“Staying in the lunch room doesn't work”

GUIDING PRINCIPLES

WHAT WE HEARD

What's One Word to Describe McClymonds?



Guiding Principles

- 13 High Quality & Sustainable Facilities
- 13 Safe & Healthy School
- 12 Quality Community School
- 11 School Image & Identity
- 8 grass roots
- 8 Campus Access & Flow
- 6 Maintain Commitment to Budget and Schedule
- 6 community
- 2 Increase learning and skills for future jobs. Wood shop, carpentry, auto shop etc.
- 1 climate adaptation and mitigation, clean up toxic soil, air, water

GUIDING PRINCIPLES

REVISED PER 3/1 COMMUNITY MEETING



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...



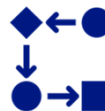
Quality Community School

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.

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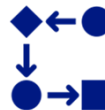
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GUIDING PRINCIPLES

SUMMARY OF SITE NEEDS

-  **Safe & Healthy School**
-  **High Quality & Sustainable Facilities**
-  **Quality Community School**
-  **Grass Roots Community Engagement**
-  **Campus Access & Flow**
-  **School Image & Identity**
-  **Commitment to Budget and Schedule**

- **Vapor Mitigation** for TCE/PCE Groundwater Contamination
- **Replace Plumbing** to address Lead in Water Supply
- Ensure **Seismic Safety**

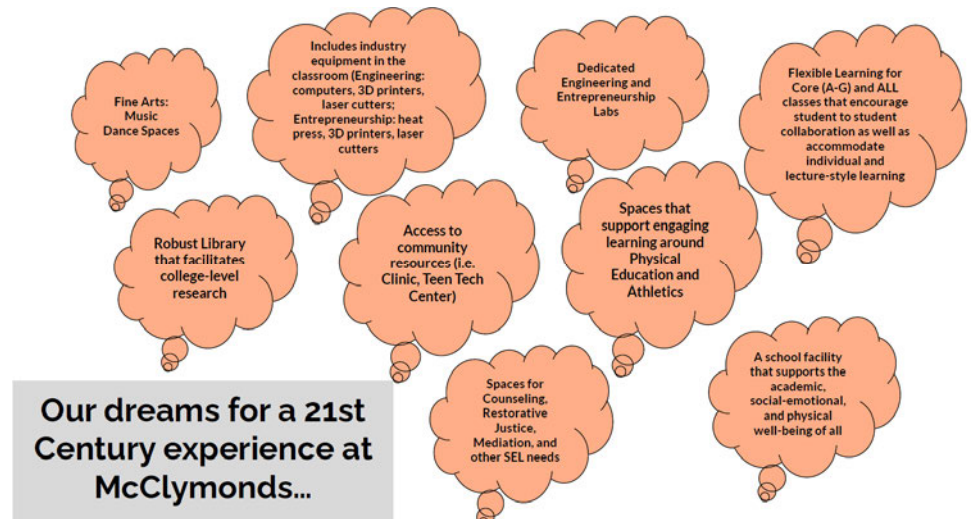


GUIDING PRINCIPLES

SUMMARY OF SITE NEEDS








-  **Safe & Healthy School**
-  **High Quality & Sustainable Facilities**
-  **Quality Community School**
-  **Grass Roots Community Engagement**
-  **Campus Access & Flow**
-  **School Image & Identity**
-  **Commitment to Budget and Schedule**

- Plan for **650 Students** in 2026-2027
- Community School Wrap **Around Services**
- Authentic **Community Involvement**



GUIDING PRINCIPLES

SUMMARY OF SITE NEEDS

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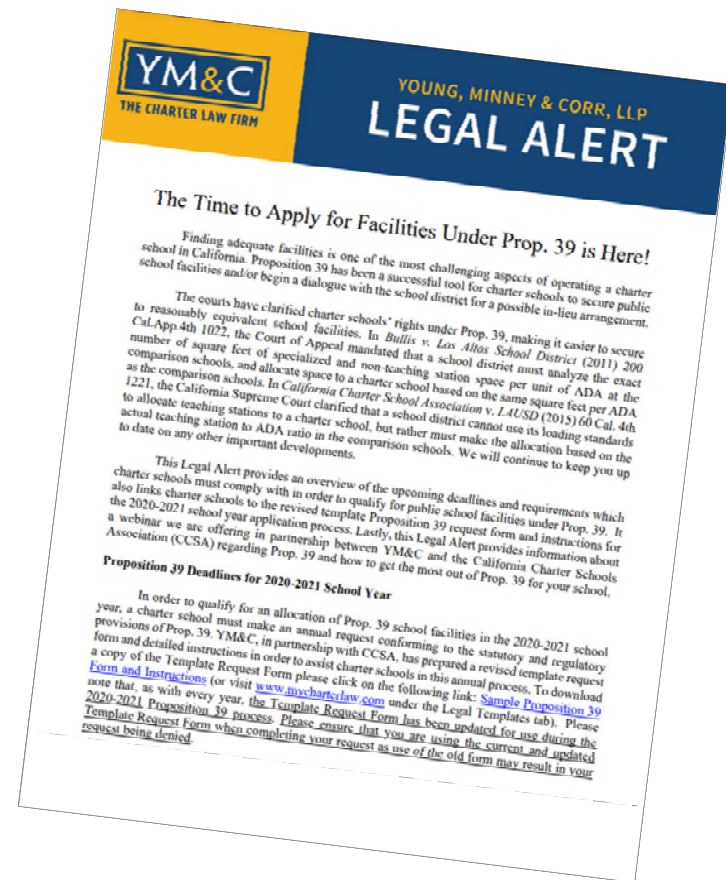
- Make the campus a place for **people, not cars**
- Eliminate **Institutional Character**
- Build back **Mack for West Oakland**



UNDERSTANDING PROP 39

CHARTER RULES

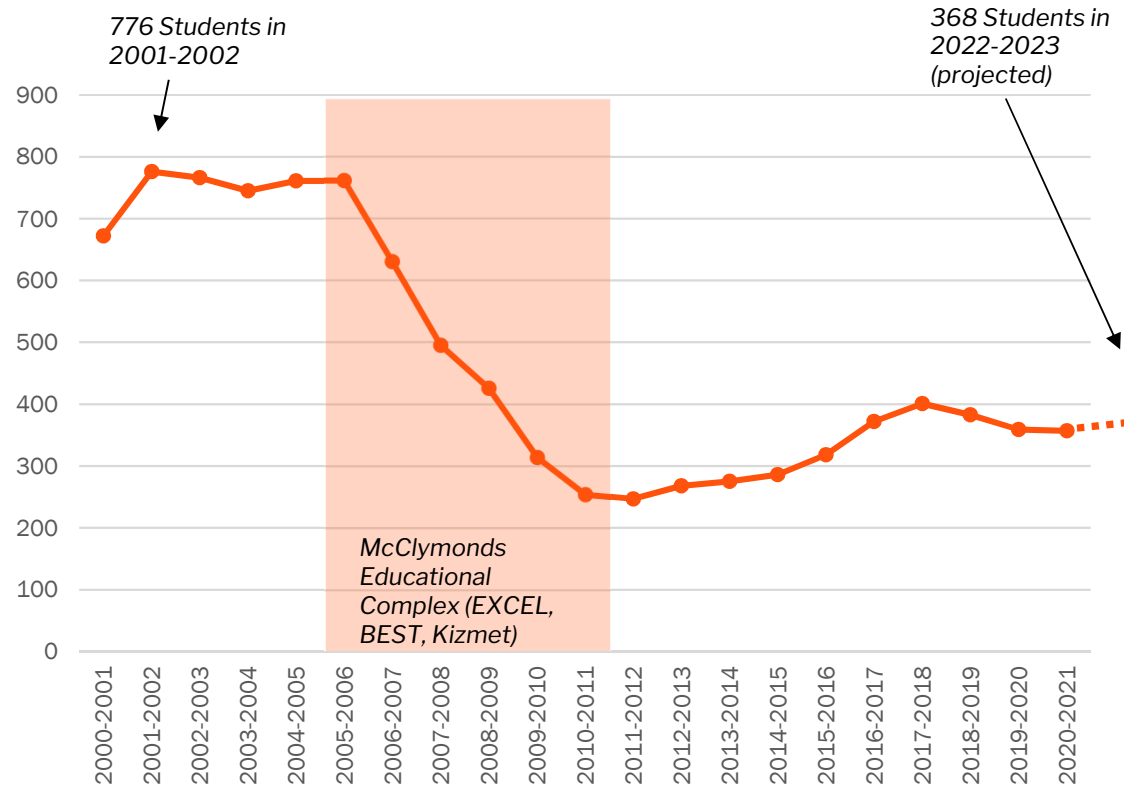
- Charter schools may request underutilized space on public school campuses under **Proposition 39** (passed in 2000).
- OUSD is **legally required** to lease underutilized space to charter schools at terms set by the State.
- OUSD can “defend” against claims by **increasing enrollment, reducing capacity**, or using spaces for **other uses** (Adult Education, Health Clinic, etc...)
- In the short term, McClymonds is **subject to Prop 39 requests** until the school can align enrollment and capacity.



UNDERSTANDING PROP 39

CAPACITY & ENROLLMENT

- 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** Prop 39 requests from being successful.



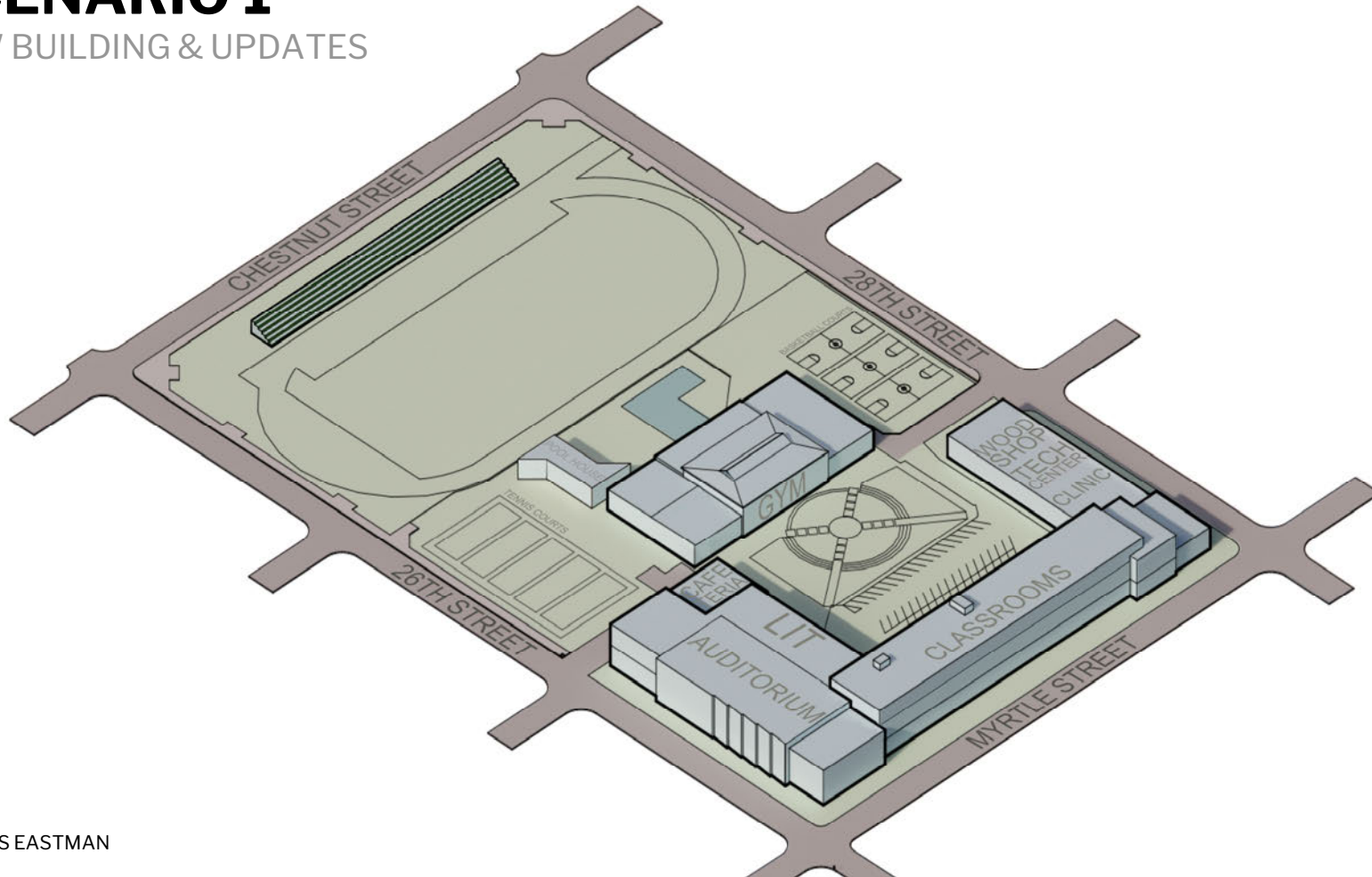
BRIDGING DOCUMENTS BIG QUESTIONS

CONCEPTUAL SCENARIOS + INPUT

- **2 Scenarios to Illustrate Planning Options**
- **What do you see that's a priority?**
- **What are we missing?**
- **Most important elements will be combined into hybrid plan**

SCENARIO 1

NEW BUILDING & UPDATES



SCENARIO 1

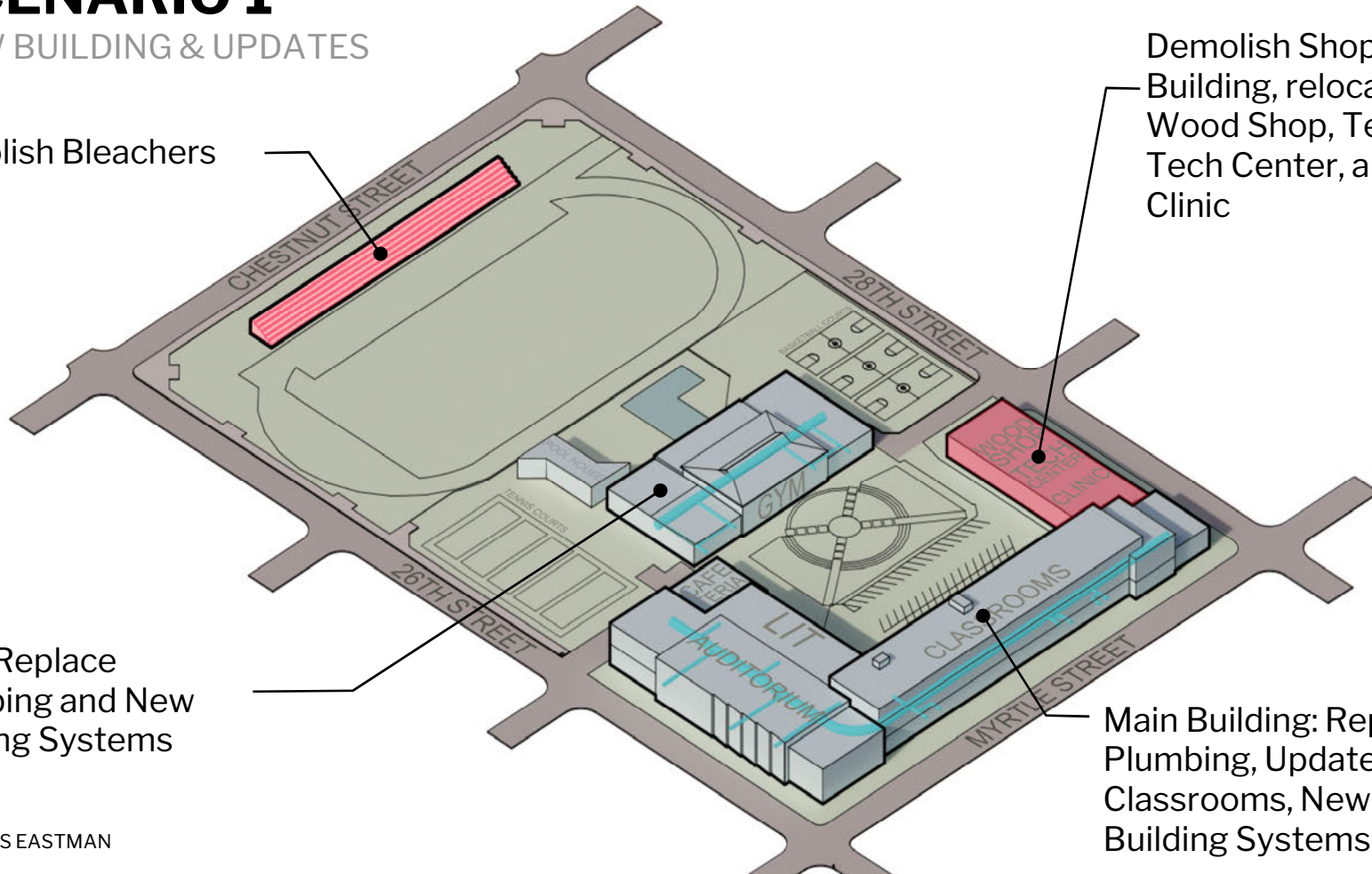
NEW BUILDING & UPDATES

Demolish Bleachers

Gym: Replace Plumbing and New Building Systems

Demolish Shop Building, relocate, Wood Shop, Teen Tech Center, and Clinic

Main Building: Replace Plumbing, Update Classrooms, New Building Systems



SCENARIO 1

NEW BUILDING + UPDATES



New Building Systems



Updated Classrooms/Labs



New Building

New systems and classroom updates in all scenarios



Cafeteria Reconfiguration



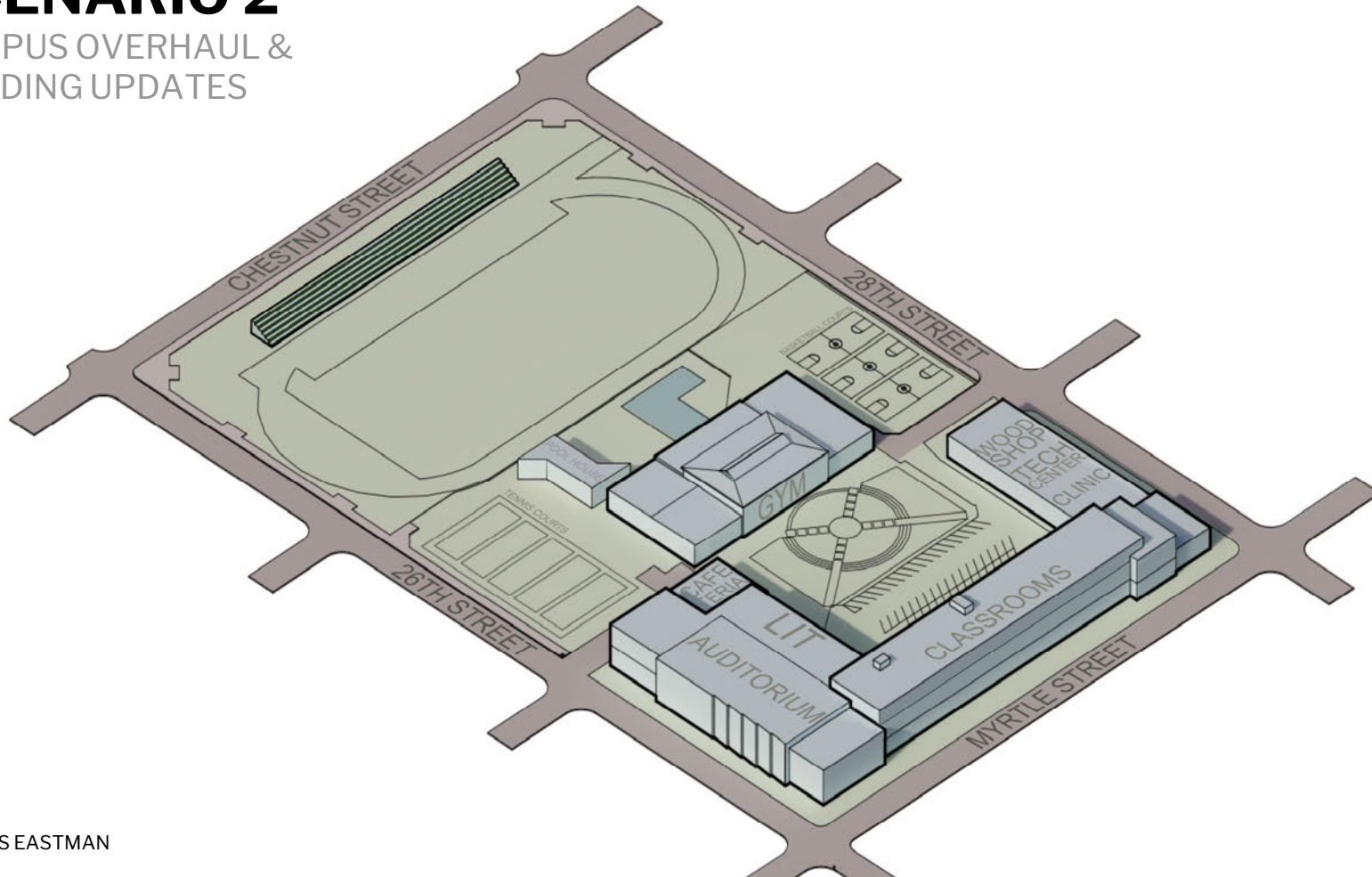
Auditorium Refresh



Exercise/Lockers Updates

SCENARIO 2

CAMPUS OVERHAUL & BUILDING UPDATES



SCENARIO 2

CAMPUS OVERHAUL & BUILDING UPDATES

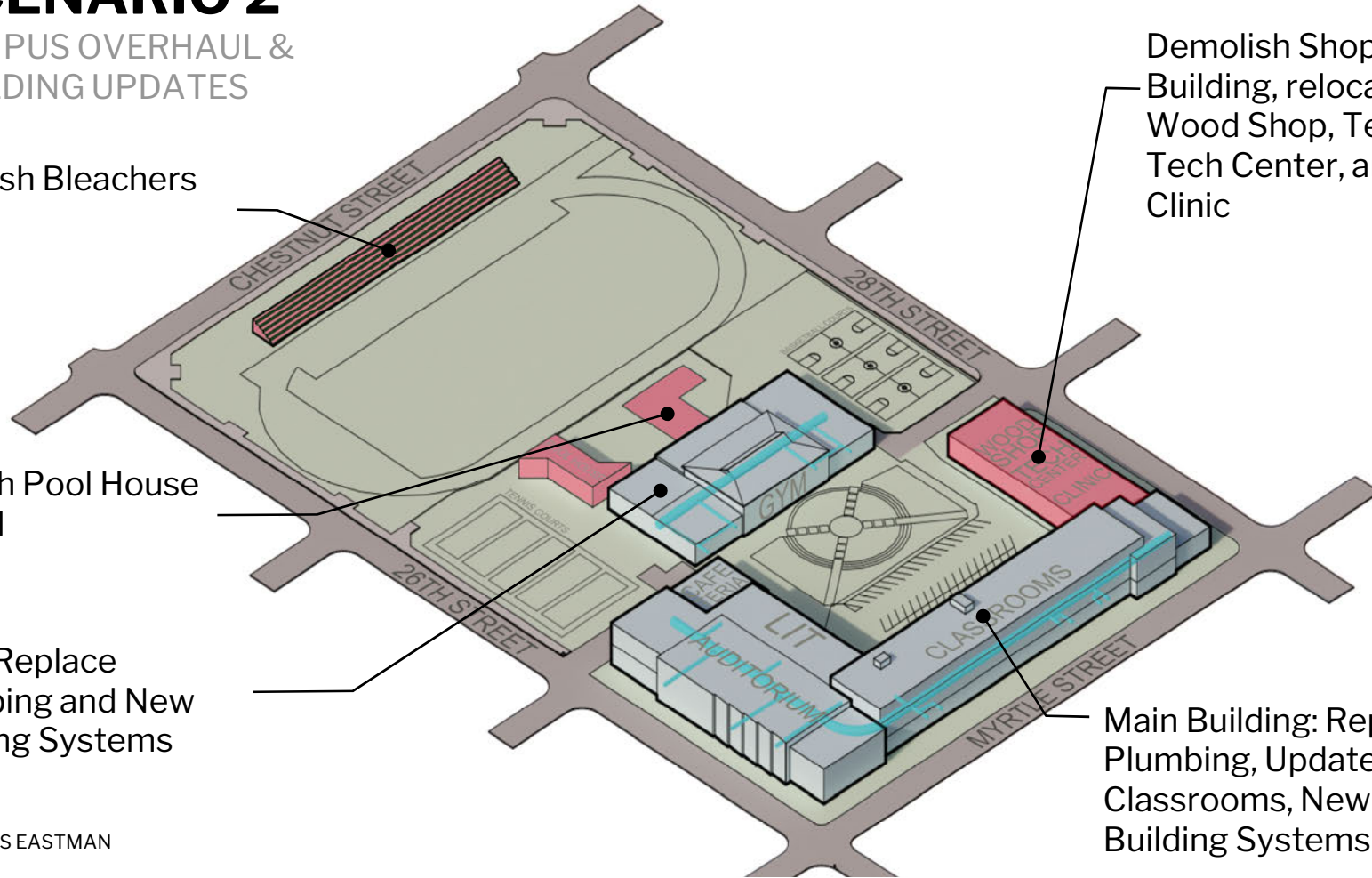
Demolish Bleachers

Demolish Pool House and Pool

Gym: Replace Plumbing and New Building Systems

Demolish Shop Building, relocate, Wood Shop, Teen Tech Center, and Clinic

Main Building: Replace Plumbing, Update Classrooms, New Building Systems



SCENARIO 2

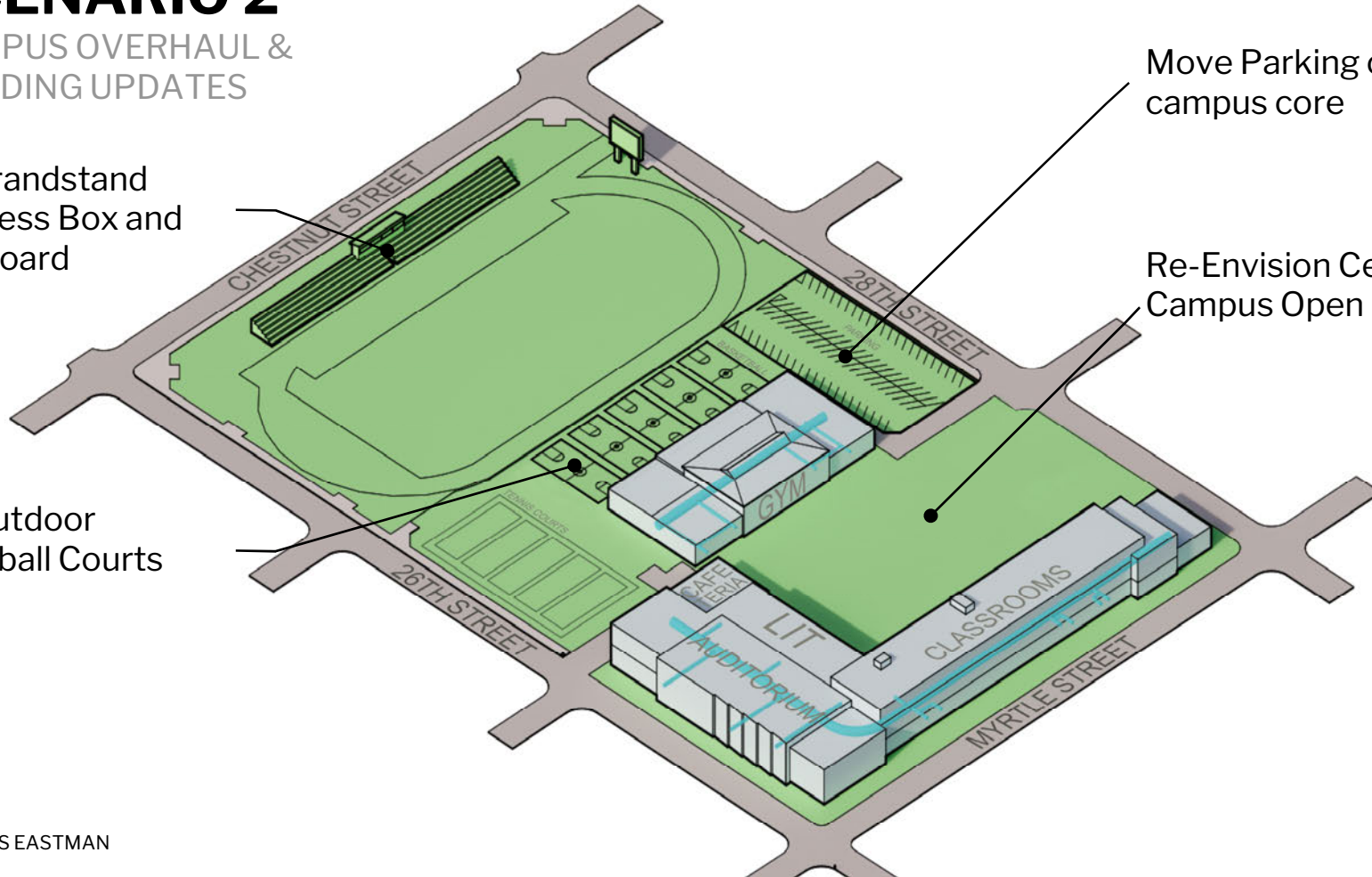
CAMPUS OVERHAUL & BUILDING UPDATES

New Grandstand with Press Box and Scoreboard

New Outdoor Basketball Courts

Move Parking out of campus core

Re-Envision Central Campus Open Space



SCENARIO 2

CAMPUS OVERHAUL & BUILDING UPDATES

New Building Systems



Updated Classrooms/Labs



Improved Courtyard



New systems and classroom updates in all scenarios

New Grandstand



New Campus Entry



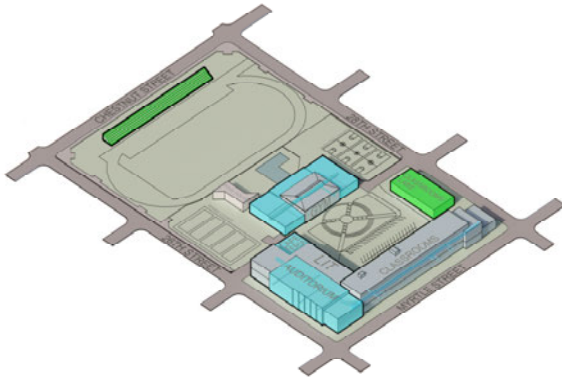
New Outdoor Basketball



CONCEPTUAL SCENARIOS

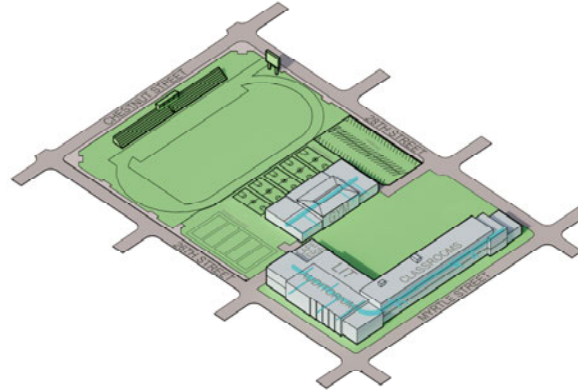
EXERCISE

1: NEW BUILDING & UPDATES



- No change in capacity
- Classrooms and labs updated
- New 6 classroom/lab building
- Major updates for cafeteria, auditorium, and gym

2: CAMPUS OVERHAUL & BUILDING UPDATES



- Capacity rightsized
- Major campus grounds updates
- Spaces updated across campus

- **What should be prioritized?**
- **What moves are less important?**
- **Is something missing?**



NEXT STEPS

- Continue student engagement
- Consolidate and organize reactions to conceptual scenarios
- Develop synthesized concept based on feedback
- Develop bridging documents with site concept; incorporate stakeholder needs
- Other input:
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 - <https://www.ousd.org/Page/21390>