

WELCOME

MARCH 1, 2022



AGENDA

- **Bridging Architects & Process Overview**
- **Discuss Project Guiding Principles**
- **Share Site Analyses**
- **Questions & Comments**

Community Norms

- Active listening and participation
- Appropriate use of technology (be present)
- Presume positive intent/ be aware of intent and impact
- Try on others' point of view
- Respect confidentiality
- One Mic
- Share the air
- Transparency
- Stay on topic

DESIGN-BUILD PROCESS

ROLE OF BRIDGING ARCHITECT

01

Owner selects bridging architect

02

Bridging Architect defines scope, concept, and fee basis



03

Owner selects Design Build team to deliver project

Bridging Architect provides design intent oversight for duration of project



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:

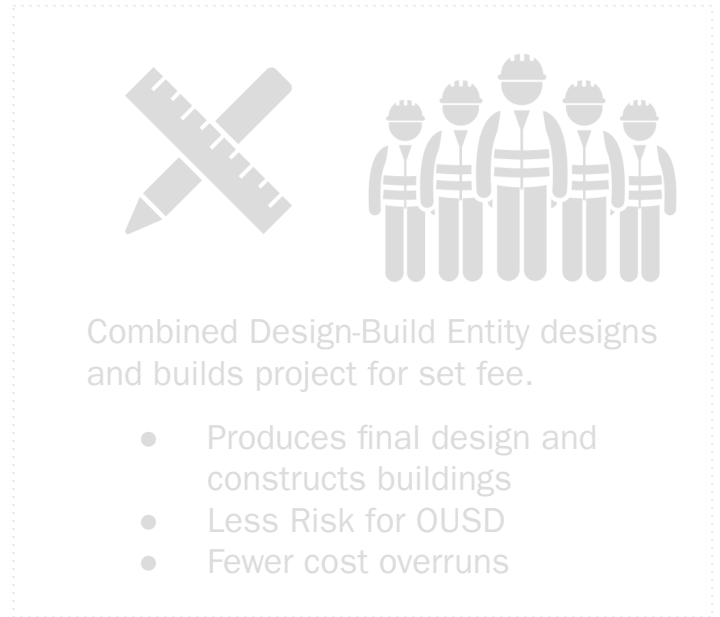
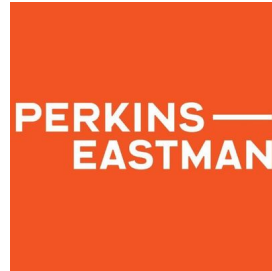
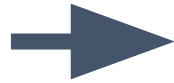
- Defines overall approach
- Specifies project requirements
- Provides oversight

Combined Design-Build Entity designs and builds project for set fee.

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

DESIGN-BUILD PROCESS

ROLE OF BRIDGING ARCHITECT



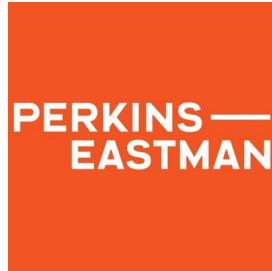
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PROJECTED PROJECT TIMELINE

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 and (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>

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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

Feb 2022

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

Mar 2022

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

Apr 2022

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

May 2022

- Define final site concept
- Produce Bridging Documents

ENGAGEMENT: WARM UP

EXERCISE

Open in Browser: **Pollev.com/ckv452**

Warm Up: What's one word you'd use to describe McClymonds?



DRAFT GUIDING PRINCIPLES

A STARTING POINT



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...



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.



Maintain Commitment to Budget and Schedule

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

GUIDING PRINCIPLES: EXERCISE

Open in Browser: **Pollev.com/ckv452**

Guiding Principles

Top

- | ○ | Safe & Healthy School
- | ○ | High Quality & Sustainable Facilities
- | ○ | Quality Community School
- | ○ | Campus Access & Flow
- | ○ | School Image & Identity
- | ○ | Maintain Commitment to Budget & Schedule



SITE CONDITIONS OVERVIEW

MCCLYMONDS CAMPUS

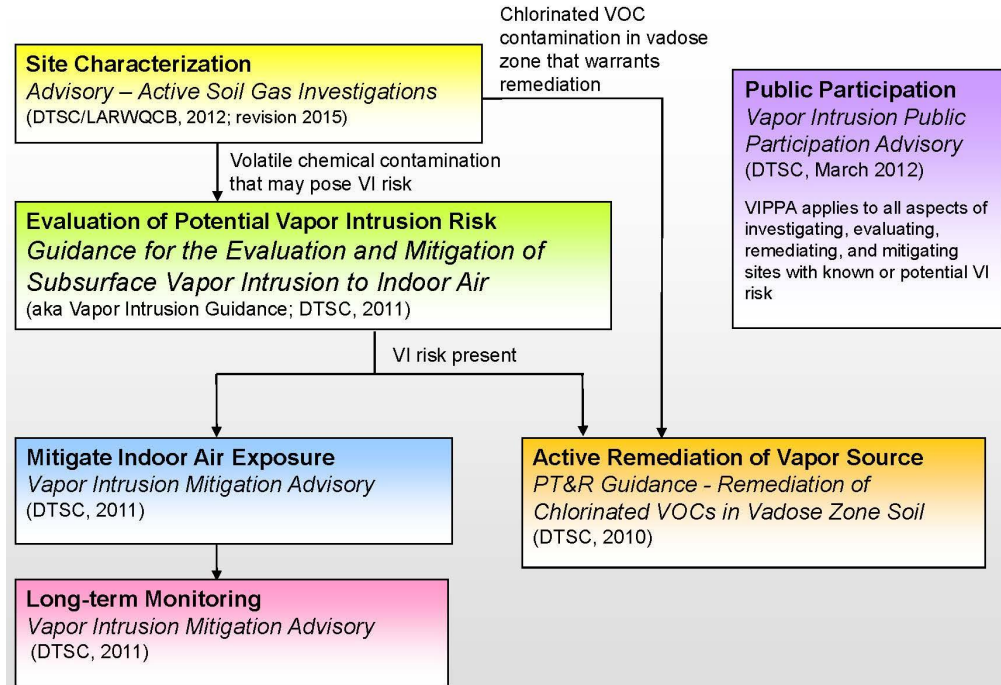
- TCE/PCE Groundwater Contamination
- Lead in Water Supply
- Building Systems
- Seismic Safety
- Recent Investments



SITE CONDITIONS OVERVIEW

TCE/PCE GROUNDWATER CONTAMINATION

- TCE/PCE Groundwater Contamination
- Lead in Water Supply
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These documents can be accessed via the links provided on this web page:
www.dtsc.ca.gov/SiteCleanup/Vapor_Intrusion.cfm

Cal/EPA Resources for Identifying and Mitigating Risk Associated with Vapor Intrusion into Indoor Air

SITE CONDITIONS OVERVIEW

TCE/PCE GROUNDWATER CONTAMINATION

- TCE/PCE Groundwater Contamination →
- Lead in Water Supply
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Removal of soil not needed (and very expensive.) Vapor intrusion mitigation and ongoing monitoring is the recommended solution.



VAPOR INTRUSION MITIGATION EXAMPLE

TCE/PCE GROUNDWATER CONTAMINATION



Advanced Micro Devices, Building 915
Sunnyvale, CA
1981: TCE and numerous other volatile organic compounds detected on site. Groundwater remains contaminated.



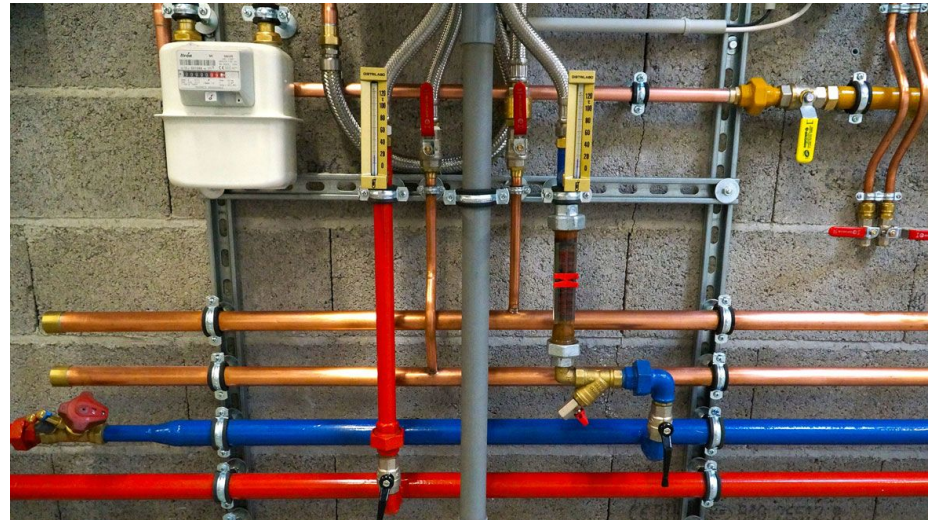
2016:
From EPA: “The developer constructed residential townhomes with proactive mitigation measures integrated into the design and construction of the new buildings. These measures include vapor barriers and monitoring...”

SITE CONDITIONS OVERVIEW

PLUMBING

- TCE/PCE Groundwater Contamination
- **Lead in Water Supply** →
- Building Systems
- Seismic Safety
- Recent Investments

Immediate issues resolved with filters. Full replacement preliminary cost estimate: \$3-5M. Must be considered in context of complete building system updates.



SITE CONDITIONS OVERVIEW

BUILDING SYSTEMS

- TCE/PCE Groundwater Contamination
- Lead in Water Supply
- **Building Systems**
- Seismic Safety
- Recent Investments



All building systems are due for modernization: Plumbing, HVAC, Electrical Distribution, Lighting, IT, Fire & Security Alarms, etc...



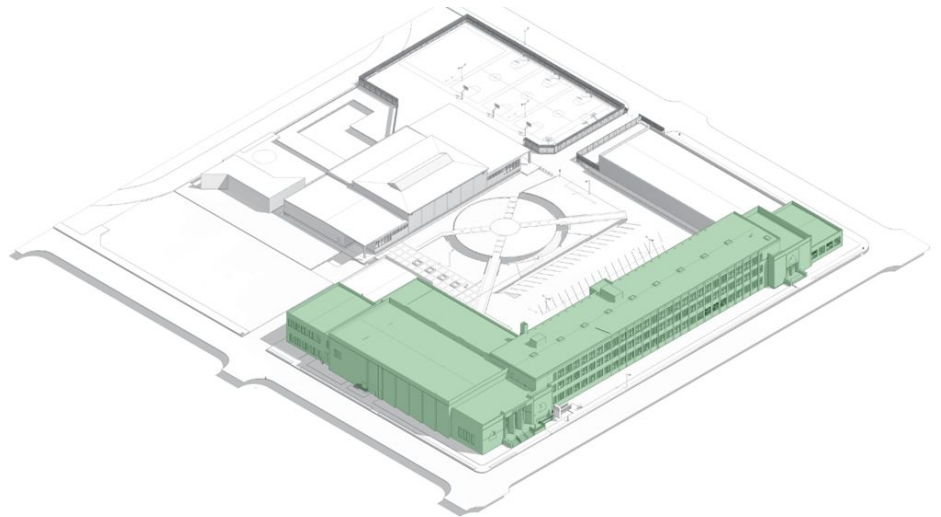
SITE CONDITIONS OVERVIEW

SEISMIC SAFETY

- TCE/PCE Groundwater Contamination
- Lead in Water Supply
- Building Systems
- **Seismic Safety**
- Recent Investments



It may be more cost effective to replace buildings than to reinforce and update all systems. The main classroom building and auditorium are structurally a single entity.



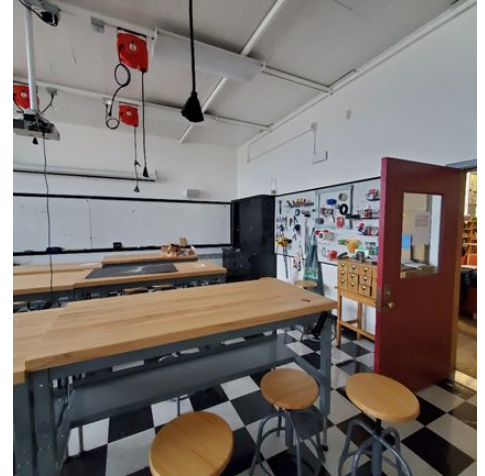
SITE CONDITIONS OVERVIEW

RECENT INVESTMENTS

- TCE/PCE Groundwater Contamination
- Lead in Water Supply
- Building Systems
- Seismic Safety
- Recent Investments



Further analysis is required, but it is possible that buildings with recent investments may not be able to be cost-effectively reinforced. It may be necessary to plan for relocation.



NEXT STEPS

- Develop decision making criteria based on input from today
- Perform additional analyses on key focus areas
- High-level cost estimating
- Concept development
- Share concepts with community – planned for April 12th
- To join Project Committee (next meeting March 29) or with other input:
 - ray.bermudez@ousd.org
 - <https://www.ousd.org/Page/21390>

QUESTIONS? COMMENTS?

You can speak or use the Zoom chat function