

Meeting notes for McClymonds Community Input Session Meeting, March 1, 2022

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Review what is a Bridging Architect;

- There is a design build entity which consists of architects and contractors that will be producing the final scope of the project.
- OUSD received the funds for the project through Measure Y Bond that was approved by voters.
- Perkins-Eastman are the bridging architects that will develop the overall concept for the project and will continue providing oversight for the duration of the project.

Introducing the Process in which McClymonds is being built:

- Once Perkins-Eastman define the bridging document, OUSD will select a design-build entity, which is a combination of architects and contractors who will produce the final blueprints and build that project.
- This process reduces risks, surprises or disruption with the supply chain, the design-build builds in great protection and safety for OUSD to prevent cost overruns, this is a process that is being used all around the country.

Overall timeline

- The first step was the selection of Perkins-Eastman as the bridging architects.
- We have begun our site analysis and have met with the project committee and help to organize this community meeting.
- Before the end of this year, we will be completing the bridging documents to define the concept and scope of work.
- The OUSD team will then take the bridging documents and start to identify the design-build team that will construct the project.

- Once the design-build team is selected, they will take approximately a year developing the fine details of the project to design the blueprints.
- Once the blueprints are finalized, then it would go to the Division of State Architects of California to review the plans and ensure everything is aligned with regulations.
 - Once they give their approval, we will begin construction or modernization of McClymonds High School.
- If there is any phasing that may involve moving students to a temporary housing while in construction, that may begin in 2024.
- We are anticipating that constructions will start in 2024 and construction may be complete by 2026.
- Completion date may be impacted by factors like the weather, moving students a second time or supply chain disruptions.
- We are anticipating substantial project completion by 2026.

Timeline for the bridging architects:

- Last fall, we started the Project Advisory Committee which is comprised of parent, alumni and teachers, we started meeting on a monthly basis.
- We also brought our structural engineers and other engineering consultants to the site to begin their investigations.
- We also launched a project website where you can find current information about the project and all presentations shared with the Project Advisory Committee as well as tonight's presentation.
- We met with Mr. Evans engineering class in February to introduce some concepts to students for this project.
 - Later in the month, we plan to go back to the engineering class and work with the students again.
- We are conducting our first community meeting, this is one of two meetings during this phase of the project.
- Next month, we will be coming back to you again to share some site concepts for how this project can proceed as well as get your input.
- We are hoping to meeting with the students a third time and we will continue to meet with the Project Advisory Committee.
- We are aiming to finish the bridging documents in May and to get the district ready to start looking for the firm that will build this project.

A tool called *PollEverywhere.com* was used to ask people to describe McClymonds in one word, the words that came up the most included:

- Historic
- Resilient
- Legendary

Develop Guiding Principles for this Project

- The draft of the guiding principles included input from the Project Advisory Committee members.
- Some of the priorities we have heard about include:
 1. **A Safe and Healthy School:** prioritizes health and wellness for students and staff while addressing the deficiencies at the site.
 2. **High Quality and Sustainable Facilities:** making sure that the buildings are aligning with best practices for 21st century learning, seismic safety, accessibility for different able individuals and energy efficiency.
 3. **Quality Community Schools:** This includes all the wrap around services and enrichment activities that provide flexible learning, labs, fine arts, a library, community resources, counseling, restorative Justice spaces and athletics.
 4. **Campus Access and Flow:** Making sure that the resources in the campus are optimally arranged, making sure that the access points are clear, secure and accessible.
 5. **Reinforcing the School Image and Identity:** Strengthening the student experience, making sure that it is inclusive and reinforces the school pride in the community.
 6. **Maintaining a Commitment to Budget and Schedule:** Avoiding design moves that increase unknowns and wildcards to ensure that the budget stays manageable and the scope stays in control.
- We are starting here, but we would like to hear from you if we are missing any guiding principles and if there is something that you would like for us to keep in mind as a priority.
- We are now going to prioritize these six guiding principles and any others that you all would like for us to add.
- There may be some points in the process that we would have to make some tough decisions and there may be tradeoffs.
- Understanding which guiding principles are important for the community will help us to move forward and making sure that we are delivering the values where they are needed.

There was an exercise conducted through *Polleverywhere.com* The idea of a “Grass Roots” guiding principle was added.

Q: (J.J.) I am interested to hear about the new principle that was added and got thumbs up by a lot of people, can the person that added that principle or someone that gave it a thumbs up, can you tell us what that means to you and why it’s an important guiding principle?

A: No response

Q: (J.J.) If anyone else that endorsed any of the other guiding principles, I would love to hear what your feelings were or why you prioritized that guiding principle.

A: No response

Q: (J.J.) There was another one that was introduced which was “Serve the neighborhood, accounting for changing demographics”, can I ask you to share why you added that?

A: No response

S: (J.J.) I see lots of great ideas here like “increase learning of skills for future jobs”, woodshop, carpentry, auto shop.

A: (B.T.) On grassroots, community involvement is important, I think the principle is moving in that direction. I worked at Mac For 16 years as a Basketball Coach and also majored in architecture. I think we have an opportunity here to expand the single wing where the shops are, make the entire school three stories and have a science and technology center. Explore expanding the campus either north or taking in front and extending it all the way out to Market Street. The football field, the bleachers and the stadium are in very poor condition. Include that in the project analysis, state of the art similar to what Fremont has. And of course the displacement, where we will put students. So where the single wing is now, we make that three stories for future expansion. We used to have a carpentry class, they would go out to land that the city owned and build a house from the ground up with the building codes. I like the idea that we’re going to involve students, parents and alumni, it’s a historical landmark, it’s over 100 years old and desperately needs to expand for future growth.

Q: (J.J.) Would anyone else like to add any comments on some of the principles that are percolating up to the top or on some of the principles that were added that were not previously listed?

A:(K.T.) I added “Facilities that have flexibility and be prepared for change”, I worked on the McClymonds campus and left 12 years ago. I live across the street. When I was there, there were certain programs in place and some programs closed down, like the culinary arts program and the woodshop. When designing and looking at facilities, we can’t predict what the future will bring, but if it would make it easier to make changes to buildings, just anticipating what we don’t even

know is coming. Way up on the third floor there is a dark room that at that time it made a whole lot of sense and it was used. There are a lot of hidden treasures in the campus now, I don't know how you can design to a future that we don't know about, but that's why I shared that principle.

Q: (J.H.) There was a library just built, do we build around it or recreate it in some capacity? There was a lot community energy into that that was a huge project to revitalize McClymonds. The mural that is in McClymonds about the African centered education that happened, the Malcom X room, where he spoke and people talk about the historic part of McClymonds. I am not a person that's stuck on old history, but we bring that history into the future into our present. Having been on the governing board of OUSD and when you talk about issues like supply chain, it is going to be important when dealing with a community group. It is important to remember the commitment to budget and schedule. Dealing with the Central Kitchen, we had a humongous delay. A lot of that happened because of the contractual piece, where there were a lot of discriminatory practices that were happening and it had to be shut down. Making sure that the governing board, that they are very clear of the values and the goals of the community and that the Superintendent and staff are making sure that discriminatory practices do not get in the way of being able to do this. Glenview has been a space that has been small and local and when it slowed down, people wanted to waive small and local contractors to be on projects. As we maintain commitment to budget, I don't want to see us being discriminatory and take away some of the values we have around small and local businesses.

S: (L.J.) *When we were moving into the design, seven or eight years ago, that redid the library, we were also looking at the auditorium. This is a historic space, the largest space in the school outside of the gymnasium. What we learned when we assessed that structure, we learned that it was done by the architect that did the Paramount Theater in downtown Oakland. Also, there was a speaker series, which we learned about when we took out scholars to the African American Museum and Library. In the 60's there was a speaker series where Javis Baldwin, Dick Gregory and Malcom X all spoke there in one night. We look at what we can do to maintain the architectural integrity in that space and build out a green room that would be state of the art where we could host classes. We can make that auditorium what it was during that time when it was thriving and bring that back.*

S: (S.C.) *I just want the community to be involved. One thing that I hope OUSD does is a disparate study to see how the money has been spent in the past and how to guide you in the future with local, especially with African American companies. I grew up right around the corner of McClymonds and I am a general contractor here in Oakland. I think that a disparity study is crucial.*

Sharing Site Analysis

PCE/TCE Ground Water Contamination

- Josh shared a chart from the Department of Toxic Substance Control where these compounds have been found.
- If there is a high concentration, there needs to be removal of the soil on the site.
- If there is a small amount of the chemicals found, then the recommended solution is what is called vapor mitigation.
- The analysis found that the source of the TCE is offsite and is from a closed industrial activity near by and that the amount of the contaminants at McClymonds are low enough, that the recommended solution is vapor mitigation.
- This is a solution where there would be a vapor barrier that is laid down below the building and would prevent any chemicals from flowing through in conjunction with on going monitoring. In the case that any vapors are detected, you would have the contractor come back and reinstall that equipment.
- Other aspects of this can be done by maintaining a positive pressure balance in an HVAC system.
- Josh presents an example of where vapor mitigation was employed after an microchip manufactory plant was shut down where TCE was found in the ground water and a residential townhouse development was built on the site where the industrial plant once stood. The site was deemed safe for 24 hour occupation and the housing development has been totally safe and there has been no contamination issues found.

Lead in the Water Supply

- The immediate issues with the lead in the water supply have been addressed through filters at the output sources which protects the students from encountering the lead.
- We think this project can be used to deal with the root cause of the lead to make it so that you don't need filters and replace the source of the lead.
- It would be about 3 to 5 million dollars just for the plumbing solution but there are other systems onsite that are also due for replacement.
- We want to think about replacing the plumbing in a broader context that include updating the building systems at the site.
- When we talk about the building systems at McClymonds, we don't only talk about the plumbing, but we talk about the heating ventilation and air conditioning, electrical distribution, the lighting, the information technology, the fire and security alarms and a lot of these systems are due for replacement at McClymonds.

- We are working with our team to figure out what the full replacements of all systems would entail.

Seismic Safety of the Campus

- I can say that the buildings at McClymonds are up to code. They were up to code when they were built. Since the 1950's there have been advancements in structural engineering, we have better ideas on how to make stronger buildings now.
- To bring these older buildings up to the same levels of structural strength as a new building would require a seismic retrofit.
- We are looking at the cost of bringing that old building up to the standard of a new building would cost more than demolishing it and building a new building in its place.
- We are looking at cost efficacies is what we're looking at with our technical consultants right now.
- There are units that are single structural entities on the campus, the main building and the auditorium are seismically a single unit.
- The cafeteria, the gym and the pool are seismically isolated structures, we are analyzing each of those units.

Recent investments on the site

- We have heard here today and in the Project Advisory Committee, how meaningful some of the recent investments have been.
- Things like the Mac Café, the library, the maker space, the new floor in the gymnasium donated by the Warriors, these are really wonderful items and important to the school community.
- In some of these cases when we are thinking about reconstruction versus construction costs, some of these assets are things that we are considering removing.
- Given the status of the buildings and the budget of the project, it may not be able to keep some of the buildings with these items in it, thinking of relocation may be something that may come up as we advance on this project.
- We took a look at the murals in the library, those can be taken off the wall and put somewhere else, in other cases it may be a little trickier.

Next Steps

- We are going to take some of the input that we heard and apply them to the guiding principles which will lay the foundation and guide the evaluation.
- There are portions of the building where we have remaining questions, our engineers will be back on the site for some more focused analysis.
- Those analysis are feeding our cost estimator, as we are developing concepts we are getting a price tag for each of them so that we can be realistic about what can be done on the site.
- We will be developing some concepts with some of the students.
 - We will be coming back on April 12th to share those with this community and there are opportunities beyond the community meetings, we do have the Project Advisory Committee on a monthly basis.

If you like to join that group, please reach out to Ray Bermudez by emailing at ray.bermudez@ousd.org.

Questions and comments

Q: (J.H.) We are not going to solve West Oakland's environmental injustice and racial injustice issues. We did not ask for millions of dollars in the bond to alleviate environmental and racial injustice in West Oakland. The mitigation that we can do on our site is very critical and it actually can be forward thinking. Oakland, just like in Phily, just like in Baltimore and like East Oakland, these are the same issues. We have OUSD schools right now that have ground water issues, not just Mac. How do we engage ourselves in the best technology, the best thinking in how do we make our environment better? I feel that this is an opportunity to be in this space to do that. I got this information about this meeting via Ms. Cook who is a part of the historical Hoover, creation of the library in the Hoover District. I didn't get this from OUSD, I didn't get this from the principal. West Oakland people pay taxes and they vote, this is their tax dollars. What are we going to do to make sure that the misinformation about TCE and get a sense of organization that happens as we move forward for the next two to three years? We are going to have to ground ourselves as a community and do what ever healing work we need to do and be very clear that we are building something for the future that has nothing to do with all of these adults here, this is about our babies. I want to be on the committee, but I also want to know, what is going to be the mechanism for communication into community? I don't believe that has to fall just on OUSD or just on the Principal. It is going go be very important for us to do some different work in West Oakland right now to something on behalf of our children to build out this space so that there are strong academic outcomes for our children. I am volunteering all of my efforts and my energy, but I'm also going to

push us to be better communicators and be really clear about it costs young people's lives if we continue to do the things we do.

A: (R.B.) We worked with Ms. Miller from the Hoover Resident Action Council and Michael from the Oak Center Neighborhood Association to disseminate this information, we sent out an email blast to the McClymonds and West Oakland staff and families, we also invited our neighbors and sent our the invitation to homes within a three block radius of McClymonds.

S: (W.S.) Jumoke is not a second ring West Oakland activist, she's first.

S: (S.R.) I appreciate everyone's feedback, we want to invite as many people as possible join in this process. We know that the more voices that can join us to inform this process and to let us know what's important to the community is critical. To making sure that the school is designed to meet the needs of current and future families. We did make calls to community groups like the Boys and Girls Club personally. If you know of any other community groups, email Ray, his information is on the flyer. We are really looking to you to help us cast that net, you know the community and that is part of the partnership we are trying to develop, to make sure we get all of the voices included in this process. Some of the work that the EPA has been approaching these types of cleanups dealing with TCE is to use these barriers, we know that there may be a new foundation built in the places where we're going to have new construction. The contaminants don't work their way up with these barriers, what works their way up is what is called soil vapors. Putting down a barrier is very effective as we seen in the residential neighborhood where people have to be there in daytime hours and also sleep. The EPA is doing that because it actually reduces the impact to the community in digging things up.

Q: (B.D.) My understanding that the estimated cost of this project is 65 million, McClymonds has won multiple state championships in Football. It's a school that is known for sports and academics, our children deserve the very best in West Oakland. My question is if the children of McClymonds have been questioned or surveyed to see what they want in their school, their input is very important? Fremont HS has a beautiful campus, over 130 million was spent, we want to make sure that we are not short changing our students, we want to make sure we are not short changing our community by putting anything less than 65 million into this project knowing the problems that the facilities of McClymonds has. We want to make sure that we are building the safest school possible for our children, we understand that we are not going to solve all of the environmental issues in West Oakland. If we can start with McClymonds and making sure that the space is safe for our children, I would feel more comfortable about it.

A: (J.J.) We are including students and trying to get help from students to include more students. We started to engage with the teachers and have gone to classes. We have been asking them for their input and also sharing with the on how a design process works. We are giving an education in real time that they can learn from their campus. We are in total

agreement on the importance of student input on a project like this and we are trying to work with folks to get involvement, we are not done we are still trying to engage more.

S: (B.D.) You also have to talk to the middle schoolers in the area that will be on their way to McClymonds once the project is complete, those six and seventh graders should also have input about the school they are going to go into.

A: (N.W.) We are in total agreement. Ray has pressed on the importance of including the students of West Oakland Middle School and any other students that are feeding into McClymonds. Your question about the money, we are going to use it all.

Q: (L.M.) It is not so much about if we're going to spend 65 million, I don't think that is enough, considering the work that we are projecting that needs to be done. If we're talking about a complete overhaul and a rebuild, I am trying to wrap my mind around how is this enough for a quality job. With the amount of work that needs to be done, I am questioning the quality of the materials we are using and I am hearing that there are more things that are possible covered in the budget. All the monitoring will also be included in the budget, I have serious concerns if we don't have enough money to finish the project. What are the contingency plans around the budget?

A: (K.C.) To answer your question, let's say for example they design something for 60 million dollars and we have to pay for engineers and architects then the architects go back and design something that fits into the budget. We are not going to put ourselves like that and design Taj Mahal when we don't have that money. We are only going to give options that are within the price range.

S: (L.M.) Transparency is what I am talking about, what are we going to get with 65 million dollars? McClymonds has brought this city many accomplishments. I am an alumni and I am one of those persons that has family that went there generations back and it does seem like we always get the short end of the stick. Even with 65 million dollars, we know we're going to take a loss somewhere, even with all this remodeling for a better McClymonds for the future children of West Oakland, we are still coming in take an L.

A: (K.C.) I want to say that is not the Facilities Dept. that said we are going to give McClymonds 65 million dollars, this was a board action. Any other monies from the bond would have to be a board action, so I encourage everyone to reach out to your Board Director Williams and campaign for more money. Director Williams is your advocate for the board to get more money.

Q: (W.S.) Me, Jumoke and Ray Bermudez go back to the community engagement work that was part of the Central Kitchen. Lara Clayman is here and she is part of the Sustainability Board, as am I, which is another District organization that engages community in sustainability in all that it does. What makes me passionately irritated is the standard way we keep doing community engagement. I am interested to know,

I am glad to hear that we're talking to the kids and I am not sure why they are not part of this meeting. You walk up thinking that it would be hard to engage them and if you walk up with that mindset, that is what you're going to get. Depth of relationship, especially with young people, is about time invested, going to where they are and it sounds like you're doing some. I am so used to the district checking the box with the engagement on March 1st and we'll check off two more engagements like those and not gather information that informs what happens with the project. I walked by the Central Kitchen the other day, I promise you, I sat at endless meetings for that thing and I don't see the features that the community asked for and I was at the table. I want to make sure we just don't present to the people but we actually engage them. I also don't want to be in a process where our people won't come and insist in asking for more than 65 million dollars. I will descent from Jumoke a little bit in that this may not be a project to tackle racial discrimination and injustice. This is an opportunity to take care of environment injustice, how we build that is an opportunity to fight against environmental injustice. What do the outside spaces look like? My agenda is planting trees and planting gardens at schools, but there's reasons for that and to bring all those bodies to the table and really use this as a reason to engage the community and right the wrongs, including giving McClymonds more money. What are we going to do to engage students at McClymonds?

A: (J.J.) *What we're doing now is a partnership with the Engineering Pathway instructor which is a three part engagement that parallel the design thinking process. We are not showing up once, checking the box and leaving. We're doing the workshop, getting some input, processing it and coming back two additional times over the course of the semester. Part of the reason we're engaging the tenth graders is because there is an opportunity for continued engagement. We would like to leave some displays of some concepts in the school, kids can mark up their thoughts physically. Sometimes students don't want to participate afterhours, we are trying to get creative in getting them involved.*

A: (N.W.) *We will be in talks when we choose the design build entity about the opportunity to offer internships to current students, that was something that was done with the Fremont project. Two students were hired once they graduated and we want to reproduce that with the McClymonds students.*

S: (S.M.) *We should not take a penny less than what you spent at Fremont, I think it was \$137 million. I don't know how we can get that for McClymonds and the West Oakland community particularly with the environmental impact that's been happening there. If you guys spent \$130 on Fremont, McClymonds deserves just as much funding for that. I really want to talk about the youth voice and I hear people talk about how they're going to include young people in the process. I don't hear anything about having them on the table, where people are making the decisions in picking the contractors, going over the plans with the contractors. When you talk about youth*

voice, youth voice needs to be at the meetings where the decisions are being made and not just having classroom participation, they need to be in every phase of the project. If you don't have youth voice in every phase, you are cheating young people about the process and you're cheating this community from hearing their voice. We've been looking at that brick building for almost six or seven decades, that prison looking building, we've been making it home, we love it. We need a total rebuild like Fremont as well. When you are talking about rebuilding, restructuring McClymond's High School, it's a little more that gutting the inside and leaving that brick frame there. I want to see a whole new rebuild, like when you pass Foothill and see a brand new Fremont and it looks totally different. That's a different mindset, that's a different look for the community, when you pass by it, it's not an eyesore and I think our West Oakland Community deserves all of that as well.

S: (J.S.) *I think that there are definitely people that you need to get input from and there's a feeling of checking off the box. At the same plan, there are some people like the Principal of McClymonds who has laid out his plan over the next three years for student numbers. I also know about Ms. La' Cole who is working on some engagements during the school day and an afterschool plan being built by staff. So there are a lot of people that interact with student everyday who are working on this. I know that there are some people working on program building over the next few years. As a community member, someone that works for County Supervisor Carson, I want to highlight and prioritize for those folks that are working with the students through out these next few years to build programing. However they feel that the programing needs to be prioritized is what needs to happen, that's what we're are really talking about, what is going to be prioritized at Mac. We need to continue the ongoing engagement, but there are folks who are doing this every day who are going to have some programs being built into the future of McClymonds.*

S: (B.T.) *We need to come up with a design, we then need to have a cost analysis to see if we're going to rebuild or we're going to retrofit the standing building. I would like to see an expansion, three floors all over the building, bring in science and technology. Explore the idea of getting the block in front of the school, so you can see the school when you go down market or the block to the north, thinking about future expansion. We should demand that we have black contractors on board this time around, not subcontractors. We can bring science and technology, we can bring in carpentry, electrician, air conditioning and heating, steel, cement and roofers to develop trades. Not only will they learn how to do these trades, they can partner with Laney College capacities afterwards. Don't forget the football field, it is unsafe, it needs to be torn down and we want a state of the art field and press box like Fremont. We need a new score board. Now we have the issue of where do we put our children while this is being done. We have an opportunity, 65 million is not going to cut it. They lied to the voters about McClymonds getting money from Measure J and now they are talking about 65 million, that is a drop in the bucket.*

Q: (D.F.) I am not understanding how come we are not turning these into assemblies, in the various secondaries and high schools as far as planning. If you want their involvement, get them where they're at, they're held hostage every day. Turn this into a learning thing while all these pieces are unfolding around them. Let them know what the cost are, let them see the design, then you will get buy-in because they'll be able to see what's going on. All these that you're expecting them to come and listen to some long winded adults, you're crazy. Bring it to the day time, to the assemblies and let the folks make the presentations, whether it is architects, whether it is geologist, whoever that may be able to educate these young folks about what's going on. You want to get those that are striving in school and reach out to the ones that are not, how do you reach those guys?

S: (C.N.) *One of the things I would like to reemphasize, just like what coach was saying, when we're talking about student engagement, this is a great way to lean into the internship model and how they can learn about the process from beginning to end. One of the schools at MetWest have internship models that have been effective in the past. We can lean onto some of the Mac Alum that are in the school, like LaCole and Rolanda to continue to be the student connection and continue to build those programs.*