

Meeting notes for McClymonds Project Advisory Committee Meeting Feb. 1st

Participants: La'cole Martin, Sarah Price, Vanessa Siffuentes, Leah Jenhsen, Christine Stone, David Colbert, Kenya Chatman, Susana Razo, Josh Jackson, Marijke Smit, Jeffery Taylor, Renee Swane, Misty Cross, Gerika Frison, VanCedrick Williams, Nicole Wells, Merintha Pinson, Annette Miller, Victor Valerio, Katheryn Wagner, Jared Spenser, Colleen Piper, and Coach Ben Tabscott.

What is one aspect of the project that you are looking forward to? – Ray Bermudez

- I am looking forward to the ribbon cutting.
- As I've been learning about the pathways at McClymonds, I'm really excited about some of the spaces we're hoping to plan for those pathways.
- Looking forward to supporting community outreach and the community meeting that we'll be talking about later today.
- I am also very much looking forward to engaging with the community and hearing your feedback.
- I don't mean to sound like a parrot, but I'm very excited about engaging with the community too and hearing your feedback.
- I am really excited to work on such a big and important project.
- I'm excited to learn more about the project and engaging with the community. It's super important to me.
- I am also looking forward to the ribbon cutting.
- For me, it is about a meaningful and a generative engagement around the project so that we can get the best possible outcomes.
- I'm excited about the project and I'm looking forward to all the new programming and current engagement opportunities that this project is going to open.
- I am looking forward to the engagements and seeing something new our community.
- I am really excited to see students in the new spaces and just the pride and to see how they operate in the new spaces. I know like with our library renovation, they're different in that space.
- I am most excited to see the learning spaces and themes, and to see what 21st century learning spaces look like for students and community.
- I'm really excited, I am a pathway coach. I'm really excited for a new learning experience and giving our scholars agency to share what a productive and meaningful learning space could look like and not in an oppressive architectural

space.

- I am just excited about the whole overall project, it's been a long time coming.
- I'm excited to see my students get everything that they deserve. Our kids have been fairly underserved at this school. I'm excited. I hope we're getting the pipes done and yeah, hopefully we got a new beginning for our kids that are coming in, that will be leading our future.
- I like to see what's being done and to know that good things are happening for all of our students, especially at McClymonds, which I agree that has often been underserved.
- I am looking forward to construction starting.
- I do want to see progress and opportunities as well as resources be provided to the students on this campus.

Update on overall project status – Nicole Wells

- We are currently in the information gathering and developing the scope of what this project is going to be.
- Josh and the Perkins – Eastman team are the bridging architects that will help us figure out how we're going to spend the \$65 million dollars for this project.
- We have walked through McClymonds from top to bottom with engineers, some of those engineers include mechanical electrical, plumbing, and structural engineers.
- We are awaiting on the analysis of the building from those engineers, including the structural engineers, to see which direction this scope will take.
- We want to know if it would be best to seismically retrofit the building or do, we need to tear down and build a newbuilding.
- We met with Nutritional Services, and they are really excited about this project. This will be the first high school kitchen in which they will assist us in designing.
- This is the first new kitchen design that will compliment food preparations derived from new central commissary and the way meals will be distributed throughout the district. McClymonds will be a blueprint for larger high school kitchens.

Summary of preliminary technical analyses – Josh Jackson

- The process that we are in right now is producing the bridging documents that will set the concept and scope for the design build team.
- What's going into these bridging documents are the guiding principles that we've heard from you in this group, from district directors and from Principal Taylor.

- We will talk about some of the analysis of the site, we will be walking through some preliminary findings today.
- Our consultants and engineers are continuing to do analysis that will be very informative as we develop planning scenarios to move forward.
- The budget is going to be a component of the bridging documents as well.
- The future of the McClymonds program was well articulated by Principal Taylor and Director Sifuentes last week.
- Not all of the analysis are good news, the lenses that we are viewing these analyses through are ultimately the criteria for evaluating our plans.
- We want to minimize risk and make sure that the schedule is predictable.
- We want to improve all the conditions onsite and build not just adequate, but excellent facilities for the students at Mac.
- We're thinking about the program that was shared last week and ensuring that the spaces are supporting it and providing adequate capacity.
- We're thinking about the flow of the site and how people are accessing and moving through it.
- Health, wellness, and sustainability are absolutely critical to make sure that whatever plan we're evaluating is maximizing the health and wellness of the students, staff, and administrators who are working on site.
- We're also doing our best to reinforce the school image and identity through the, the new design project.
- One issue that we've been evaluating on the site and in the environmental condition is the TCE groundwater contamination.
- It's unfortunate that the source of the contamination is off-site and there is no party which can remediate the TCE and the groundwater.
- The solution for McClymonds is one which is actually fairly common at schools, which is to seal the foundation and constantly monitor the air quality to make sure that none of the TCE is coming through.
 - This is done underneath the foundation of the building to make sure that none of the contaminants are making it into the school.
 - This is an unfortunate situation that we have to deal with, but one in which there's a series of engineering solutions in place that ensure the total safety and wellness of the student population.
- Another major environmental issue is the history of lead in the water at the McClymonds site. We know that actions have been taken to address that in the immediate short term through filtration.
 - We want to make sure that the investment in the site is addressing the root cost of this, which means replacing all of the plumbing onsite all the way out to the street.
- Replacing the plumbing would be at least \$3 to \$5 million, which is not

insignificant on a \$65 million budget. It's worth noting that this is just one of the building systems on the site, which requires attention.

- As we're thinking about the buildings and what it takes all the systems up to an excellent quality, we need to think about all the systems, not just the plumbing.
- We're looking at that in terms of the entire, including bringing the buildings into the highest level of seismic safety.
- The challenge is that we need to figure out if investing in the building could cost more than tearing it down and building a new building.
- The work that we are doing with our engineers is to try to figure out what the costs of retrofitting would be. At this point we are looking at the main classroom building and auditorium as a single unit and the teen tech center and health clinic as seismically isolated.
 - The cafeteria and the gym are also seismically isolated from the rest of the building.
- We are trying to determine if these buildings can be cost-effective to retrofit, in a way that would leave money for the other critical needs on the site.
- The alternative being to demolish the building and build new, these are things we're evaluating right now.
- We have heard a lot about how important recent investments, like the library, which folks from the Perkins Eastman team were involved with the design and construction
 - Also work that some of the partner organizations have done like the investment in the gym from the Golden State Warriors.
- We understand how important all of these are, but there's a chance that as we continue our analysis, that some of the buildings that host these recent investments may not be saved depending on which directions we take.
- Thinking about strategies to move critical resources from some of those places into a new facility is something that should be considered.

QUESTIONS, ANSWERS & STATEMENTS:

Q: (V.M.) Thank you, Joshua. I, at first, I want to ask Mr. Milton, are you going to be facilitator at this meeting?

A:(M.R.) *I should be in the mix. Okay. I just want to make sure I'll be listening to your call and I appreciate that. Thank you, sir.*

Q: (V.M.) In regard to the TC compound contamination, you may find that it's best to haul off the soil.

A: (J.J.) *The source of the contamination is offsite. It's believed to be an old auto body, at the Northwestern corner of the campus. The costs of remediating the entire site, which essentially entail the removal of the soil, cleaning the soil, and then putting it back, that would be cost prohibitive. That is beyond the budget for this project, but it would also be a large sum of money for the school district to take on, especially considering it's not the district's responsibility. To remove all of the contamination from the site and from offsite where the source is, is cost prohibitive. That is the assessment coming from the Risk Management team of the district.*

Q: (V.W.) **Have you included the City of Oakland, the County or the State EPA to finance some of this as well? They have a big offering in regards to grants that they could provide to assist.**

A: (J.J.) *We have just spoken with the risk management team at OUSD, and they said that the funds to remediate the site were not available. I haven't investigated the source of the information from the risk management team. The resources you just mentioned were not specifically mentioned to, it's a question that could be asked of them.*

Q: (V.M.) **Will you be doing so?**

A: (N.W.) *Those resources that you mentioned were not mentioned to us, but I don't see why we couldn't reach out to them.*

A: (J.J.) *What we can do to prevent the contamination from reaching the students is done below grade and it includes the treatment of the concrete and the foundation on the ground. It is not something which is not apparent, except through small panels that are used to access the monitoring stations. In case there is a failure of the sealant, an alarm would go off to let people know that there is something in the presence of the school. I should also say that this is not a rare problem to urban schools, and this is a solution which has been deployed in the Bay Area numerous times with great success. We believe that this an effective solution to address this in a way that doesn't impact the Budget and results in high quality air for the students in the school.*

Q: (V.V.) **You mentioned actually that there was no owner for the place where the leakage is occurring. Can you define that? Is it because of the former owners aren't there anymore? Or what did you mean by that?**

A: (J.J.) *My understanding is that the company that was responsible for the contamination is no longer in existence.*

Q: (V.V.) **To piggyback on Director Williams' comment, the EPA does have their own funds and grants to provide for cleanups for these types of situations. Is there any possibility that being that there's an old company that doesn't exist anymore, but the contamination is not within the school sites, is there any way we can probably pursue to get some grants to fund costs of whatever mitigation is being in place retroactively in a later future? Just because at this point, we may not have funds**

available for the cleanup or to mitigate the situation. We can actually use the money that we currently have for other parts of the school. It seems to me that this is an issue that should've been addressed years ago, but now we're addressing it now. We want to make sure that we can research this as soon as possible to get the best benefit from all of those resources are there available. And if we, if there are grants through the EPA, why not take advantage of that as well?

A: (K.C.) *Thank you Victor, can you send me all the information that you spoke about? I can take a look at it, along with Rebecca Littlejohn to see what we can bring to McClymonds.*

S: (S.R.) *There is a fact sheet that was produced, I believe that was produced about a year ago that I know I came across and in my own research that was prepared by the EPA Department of Toxic Substances Control that talks about some of the investigations that they performed on the site. I think I will have to revisit it. They felt that the conditions at the site were fine and that they were continuing to monitor periodically. I think the challenge with groundwater issues is often that water travels to get at the source material, it would be actually off site. I think that revisiting the DTSC fact sheet could be helpful as we continue this conversation.*

S: (N.W.) *I just want to jump in because I know Victor talked about pursuing these grants and then potentially freeing up other funds. I think that even if we did get those things, this system for the foundation would still be deployed, it would still be needed. We could get help to divert additional funds, but that the mitigation would still be needed.*

S: (V.V.) *I know it's needed, it's definitely something that probably needs to be done just so we would make sure that safety is in place from the scene. As far as when it comes to funding. I mean, if there are grants out there which we can retroactively touch, then we can definitely stretch the dollar per se from other parts of the project.*

Q: (J.H.) You mentioned earlier about bringing the buildings up to code or up to some kind of status and it probably would cost more to retrofit than the tear down. Do you have any idea or something in writing? Maybe I missed it. I'm not sure what it would cost to retrofit and what it would cost to tear down and rebuild.

A: (J.J.) *That's an excellent question. I haven't provided the numbers because our team is working on that right now. What I had wished is that our structural engineer had come back and said, it's a very modest cost to get this building up to the highest level of safety. I should also preface that the buildings are up to code. It turns out that there's the potential that it could be quite costly. So we don't have that number and we are working on that right now. That's probably our primary area of focus at this time, is getting an estimate for that kind of work.*

Q: (V.W.) My question is in regard to making sure it's clear that 65 million is not a ceiling, but it's actually the floor in which we're working at because I had some conversations previously and the replacement of the whole building is about 95 million, right? So, it looks like between 65 and 95 million is the range that we're

working. And I don't want to cap it at 95 million, but I don't want to have us all thinking that we have to do everything within \$65 million because measure Y allows for an additional investment if necessary.

A: (J.J.) Thanks for that input. There was also a question in the in the chat about an industry standard ratio. Quite frankly, it's replacement index. So as soon as the cost to repair a building exceeds the cost of a replacement of an equivalent amount of space, that's really the threshold where we would consider demolishing a building. We know that some very illustrious individuals have graduated from the school and walked those halls. We would anticipate that there's an attachment to that building, but we also hear loud and clear that the important thing for this community is the highest quality facility and getting results. We are realizing there may have to be some tough decisions as we continue to get this data from the engineers and cost estimators.

Public Engagement Planning: Josh Jackson and Susana Razo

- We are currently working on engaging partner agencies and entities that are on the campus right now, which include the Teen Tech Center, the Health Center and Kelson Health Initiatives.
- These agencies bring a lot of value to the students in understanding their role in the future. Discussing the kind of spaces, they need would be very helpful to inform our process.
- We're looking to have some engagement with them, as well as with the Adult Education Program. We know that Adult Education is using space right now and may continue to use some space on the campus in the future.
- Understanding the role of these partner organizations and how they fit in to the campus is important from our planning standpoint.
- One of the avenues that we're hoping to facilitate that engagement is through a public meeting that has been tentatively planned for March 1st. This is going to be an interesting meeting in COVID times; we have been discussing a hybrid, in-person, and remote meeting. This will allow people to come and engage in person if they so desire to and if scheduling or comfort is an issue, they can participate online. This going to be an interesting engagement and one which will certainly be challenging, but one which we think is absolutely critical to get buy-in from the broader community.
- We've been in discussions with Mr. Clayton Evans about working with some of his 10th graders in the engineering pathway to get them involved with the process. That's something we're really excited about, and I have to give a hat tip to Mr. Evans for engaging with us. It sounds like we're going to be able to set something up so that students get something out of, but they can also

provide real and authentic information for the plan that can be used.

- The website has been launched and we can send out a link to everyone in this group.
- We will be doing a number of things to get the word out, which includes really working very closely with you, as you know your community best. I will send out a list this weekend a list of stakeholders that include people outside of Mac. All the teachers, administrators, parents, and students will be invited to the community meeting, but we also want to have neighbors and key community partners in the neighborhood. Folks who are there and are vested in and the future of the school and the young people of the neighborhood. So, I want to make sure that we get feedback from all of you as to who should be invited to participate in this meeting.

QUESTIONS, ANSWERS & STATEMENTS:

S: (S.R.) *Ray, I think you typically at the school district will share documents over a Google drive. That way everyone can make contributions, but you can see here, some of the organizations, state organizations that will be invited and that could potentially be helpful in reaching more, more people in the neighborhood, this public meeting will be extended to the community at large. We want to get make sure that we get those organizations and community partners that you would like to personally invite.*

S: (R.B.) *I think we should not include personal emails, we may be able to share emails for organizations or emails that are public.*

S: (S.R.) *Right. And these are the ones you're looking at now, all of this information is publicly accessible.*

S: (L.J.) *Hi. Yes. I just wanted to say that it's great that the team has engaged with Mr. Evans. Mr. Bailey is our Director of the Entrepreneurship Pathway, I just spoke with him this evening and he said that no one has reached out to him, he has a lot of ideas for the entrepreneurship pathway. We have a whole other pathway that needs to be engaged about spaces. We have the maker space and the shop, but we have yet to really build out the spaces needed for entrepreneurship pathway. So, if you all could please engage Mr. Bailey, I would appreciate.*

S: (N.W.) *So, before Josh started meeting with Mr. Evans, we did have a meeting organized by La'Cole. Dr. Taylor was there. Ray was Mr. Bailey there? There were a number of teachers.*

S: (J.J.) *Ms. Jensen is talking about working with Mr. Bailey and Mr. Sukkot for more class-based student engagement and we are absolutely open to it. We've been working with Ms. La'Cole Martin to help coordinate those efforts, we'll follow up with her to try and get the*

entrepreneurship folks involved. We are looking to get as much input as we can.

S: (M.D.) *I have to challenge you on that email situation. I'm teacher. I'm not no principal. I don't have no club. No, non-profit nothing like that. I'm a stake holder in Oakland. Yes. Ma'am. I want for everybody to have my email. Okay. My great grandchild goes to McClymonds. That's the third generation of my family out of my bloodline, okay. I went there. I don't know what it is now, but I'm getting, I'm trying to get to know more. My granddaughter and great-granddaughter who her name is Princess Hall had real big problems. I have an IEP coming up this week. I want to save that school, that school won a championship, We ain't never had no other schools with championship on the map. When you think about that, we should want to do more like safe drinking water. My email is 1melodyDavis@gml.com. I want to be in the know because my thing is that it shouldn't be nobody in this world that has an enemy. Y'all have to have my email. So please y'all have my email. I bet.*

Q: (R.B.) *Ms. Jensen asked about sharing agendas and presentations, the agenda, minutes of our last meeting and presentation for this particular meeting were sent out last week, did you receive it?*

A: (L.J.) *No, I never received anything.*

S: (R.B.) *Okay. I'll make sure that you're on the list, but you you've been on the list from, from the beginning.*

S: (J.J.) *We're planning on sharing all of these on the website as , so, if there's any hiccups with email you can go online to get all of the most updated information, and also share that with folks outside of this group. We want to be as transparent as possible.*

A: (R.B.) *Yes, it should be up online by the end of this week, I'll go ahead and send that link out by the end of the week.*

Q: (N.W.) *Will this presentation and the past presentations will be on that website?*

A: (R.B.) *Yes.*

S: (S.R.) *We will have a meeting flyer for the community meeting and email the project advisory committee members, that way committee members can help us invite community members to the meeting.*

S: (N.W.) *Misty asked about the latest reports of lead in the water, have an updated link that has been place in the chat. We will also include it when he sends out the meeting minutes. This link has the up-to-date reports.*

Q: (C.P.) *I was on the list prior to December, but I didn't receive the invitation for December's meeting.*

A: (N.W.) *We didn't have a meeting in December.*

Q: (C.P.) Could you all share that website with me again?

A: (R.B.) *I'll go ahead and send the link out to everybody this week. I a project website that says that lives in our facilities main website.*

Q: (V.W.)I just took a look at the website, the site doesn't seem to be updated, it says that they are from 2019.

A: (K.C.) *No, the one I just saw was for October, I just went to a check that link myself and the link is for the latest, well, it was for the October 2021 reports. They haven't uploaded the ones that was just received last week. I will make sure that it's uploaded, but it does have October's report.*

S: (B.T.)*There are several issues that I want to talk about, but I'll be brief. It's disgraceful that those kids have had to deal with lead in their water since 2016, there is not nothing that Oakland is doing that I would trust the fact that they have filters on their water fountains. They are not changing those filters. And if we have safe water, why do we have filters? The other item is that teachers are calling me and telling me, and I've talked to the principal about the halls being freezing cold. That's not acceptable. We still do not have hot water. And I understand in the bathrooms, there is only cold water for the students to wash their hands. So, this school is over a hundred years old and is going to be completely rebuilt. The big question is, where do we put students and place them while the reconstruction goes on? The fact that school is over a hundred years old and there's very little things being corrected. The Superintendent met with us, we talked about filters, and she said that they are changing the filters every four months. That is a lie, the filter I have has a date of 2018 and they're changing them every four months? So, I don't know why the water is still on. I don't trust the lead test, we need to bring someone that's not affiliated with the school system to test the water. There are seven sites that have been high ever since 2018. We have re-piped everything, except the main building where the kids are,, we have no heat in the halls. They need to get over there and fix that school immediately.*

S: (R.B.) *Thank you for being with us today, please help us spread to word for our March 1st community meeting, we will be having that meeting in lieu of our regular project advisory committee meeting.*

Comments Shared through chat:

From Misty Cross to Everyone: 06:25 PM

when you say isolate what dose that mean

From Nicole W. to Everyone: 06:26 PM

Misty, Josh was referencing isolating the scope of plumbing vs other scopes.

From Misty Cross to Everyone: 06:27 PM

okay thanks for that, I was confused on that

From Victor Valerio to Everyone: 06:28 PM

Can someone summarize the TCE/groundwater leakage where it was mentioned there is no owner? Can someone define that?

From Carly Cabral to Everyone: 06:28 PM

i think it's trichloroethylene???

it's carcinogenic

From Victor Valerio to Everyone: 06:29 PM

I mean why is there no owner? What neighboring sites created the leakage?

From Milton Reynolds to Everyone: 06:38 PM

Is there an industry standard ratio of repair to rebuild that can be offered up as a general guideline?

From Colleen Piper to Everyone: 06:52 PM

On that note, I would like to ensure that I am included on the invitations for all of these meetings as well. colleen.piper@OUSD.org

Thank you

From Carly Cabral to Everyone: 06:52 PM

me too! carly.cabral@ousd.org thank u thank u

From Melody Davis to Everyone: 06:53 PM

Ms. Melody Davis 1melodydavis@gmail.com Princess Hall a 9th grader any problems with email me

From Kenya Chatman to Everyone: 06:54 PM

<https://www.ousd.org/Page/19027>