

# McClymonds High School



PROJECT ADVISORY COMMITTEE (PAC) MEETING | AUGUST 1, 2023

HONORING HISTORY    CULTURAL REPRESENTATION    ACADEMIC ENRICHMENT    COMMITMENT



# Meeting Objective

Collaboratively identify a design concept that incorporates the historic, academic and athletic value while maintaining the cultural integrity and addressing the the mental and physical well-being of the students and staff.



# Agenda

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## **I. Introduction of Teams**

## **II. Debrief of June 6<sup>th</sup> Community Input Session**

- a. What Has Occurred Since June 6<sup>th</sup>?
- b. Response to Inquiries

## **III. Review of Project Budget, Goals, and Timeline**

- a. Budget \$91.25M / Design Scope
- b. Project Goals – Design Process Timeline
- c. Project Deadlines/Calendar (Next 30 Days)

## **IV. Engagement During Design Phase**

- a. Community Walks
- b. Design Meetings  
(Student/Staff/Parent/Alumni  
Engagement)

## **V. What Can We Do Now?**

## **VI. Next Steps**

# Meet the Team

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# Debrief of June 6<sup>th</sup> Community Session

# What Has Occurred Since June 6<sup>th</sup>? ---

<b>June 23, 2023</b>	Architect's and Engineer's Site Visits
<b>June 30, 2023</b>	Tier 1 Seismic Evaluation Completed
<b>July 6, 2023</b>	Construction Resource Center (CRC) Walked Grounds w/OUSD and Ms. Harris (Parent)
<b>July 10-21, 2023</b>	Alten Construction completed 3D scanning of the entire campus (all interior spaces)
<b>July 22, 2023</b>	CRC and HKIT participated in the New McClymonds Committee Parent & Student Meeting
<b>July 25, 2023</b>	Data Collection Plan
<b>July 26, 2023</b>	CRC Met w/New Community School Manager



# What Has Occurred Since June 6<sup>th</sup>? ---

- July 27-28, 2023** Architect's and Engineer's Site Visits
- July 27 - 29, 2023** OUSD & CRC Made Calls to Parents
- a. Extended Invitation to July 31<sup>st</sup> Registration
  - b. Inform Them of Upcoming Project
  - c. Extended Invitation to Site Walk
  - d. Obtain Preferred Method of Communication and Meeting Setting
  - e. Called 15 Random Parents within Each Grade Level for PAC Participation
- July 31, 2023** Exterior Site Walk and Team Participation in School Registration
- July** Review Existing Conditions Drawings and Current Plans, Prepare Base Plans



# Response to Inquiries



## Inquiry

- 1. When will construction begin?**
- 2. What is the Construction Budget?**
- 3. Has a design been finalized?**
- 4. Will the Teachers, Parents and Students be Included in the Design Phase?**
- 5. Will priority be given to Plumbing, Structural, and HVAC?**
- 6. Can something be done about the water now?**

## Response

- 1. Tentative start is 7/2025**
- 2. 70% of Project Budget. We must determine what this portion of money can cover re: Design**
- 3. No, the design phase is just beginning**
- 4. Yes, engagement meetings will be scheduled. A tentative schedule has been created and will be shared. Initial calls to Parents in every grade have been made as we are gathering preferred method of communication, meeting setting, and requesting PAC involvement.**
- 5. Yes**
- 6. Yes, the filters were last changed on 4/4/23 and are scheduled to change again on 8/4/23.**



# Response to Inquiries Cont.



## Inquiry

**7. Will the Adult School be relocated off the premises?**

**8. Will construction include retaining the existing wood shop in the same location?**

**9. Will the Shop Building C with the shop and clinic be demolished and the parking lot moved to the street?**

**10. Will Key Leaders & Alumni be included in the Design?**

## Response

**7. This is the intention. However, the HS Network Superintendent has not confirmed this can be done at this time.**

**8. While the Wood Shop will remain, its existing location will likely change. The suggestion is to relocate it to the Main Building. This will be determined at a later date.**

**9. The bridging documents recommend removing the shop building C and moving the parking lot to the street. We are evaluating the structural system of the shop building. Given the community concerns about the parking being next to the street, this change will be re-evaluated and determined at a later date. This phase was budget permitting**

**10. Yes, Design Considerations Include: Exterior Images, Walk of Fame, Interior Images, Video Display**

**Examples Include:** Bill Russell, Ronald Dellums, Frank Robinson, Vada Pinson, Willie Tasby, Kyle Reed, Joe Abreu, Damon Powell, Ida Louise Jackson, etc.

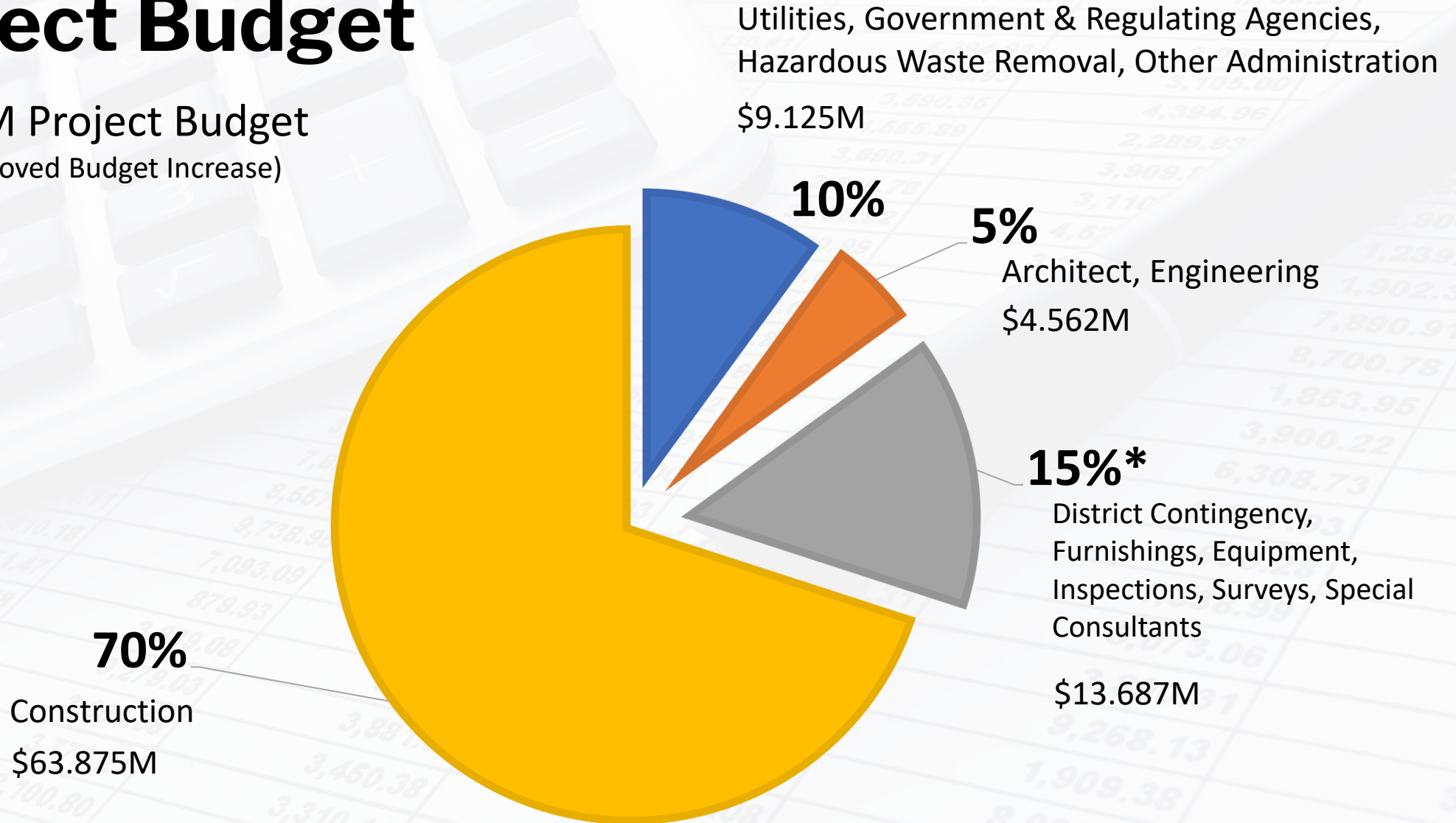
# Project Budget, Goals, and Timeline



125,058	154,568	95,054	124,500
125,487	56,845	97,511	125,000
124,000	110,000	99,011	154,000
150	150,000	99,216	95,000
	35,000	101,090	154,200
		101,684	110,000
		101,962	89,000
			50,000
			700

# Project Budget

\$91.25M Project Budget  
(OUSD Approved Budget Increase)



\*Any unused construction contingency to be dedicated to construction costs  
Percentages (%) are based on historical data from the past 10 years

# Project Budget

ROUGH ORDER-OF-MAGNITUDE COST ESTIMATE INCLUDING SOFT COSTS  
2021 PERKINS EASTMAN COST ESTIMATE

<b>Construction Budget</b>	<b>\$63,875,000.00</b>		
	Based on Previous \$45.5M Construction Budget	Based on Current Construction Budget	Based on Previous \$45.5M Construction Budget
	<b>Lower Costs Range Estimate</b>	<b>Alten Construction</b>	<b>Higher Costs Range Estimate</b>
Priority 1 - Building Systems (+ Cost of Seismic)	\$16M	\$35.4M	\$48M
Priority 2 - Indoor Space Upgrades	\$22M	\$37.6M	\$46M
Priority 3 - Outdoor Space Upgrades	\$9M	\$13M	\$20M
Priority 4 - Relocate Shop & Clinic (Includes Demo)	\$8M	\$10.20	\$16M
<b>Total Construction Costs</b>	\$55M	\$96.2M	\$130M
<b>Construction Budget Remaining</b>	\$8.87M	(\$32.3M)	(\$66.1M)

**\* Current Market Costs and Concept Will Determine the Budget**

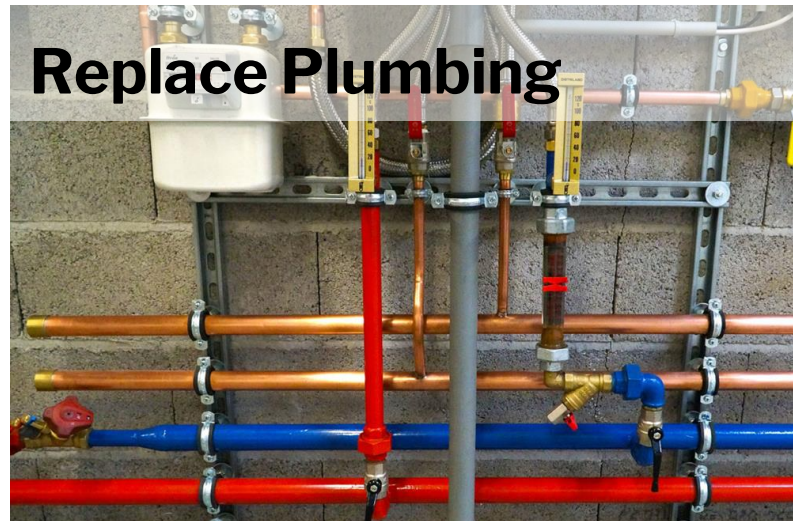


# Building Systems (Priority #1)

\$16M-\$48M + SEISMIC

2021 PERKINS EASTMAN COST ESTIMATE

- Replace Plumbing (Lead Abatement)
- Seismic Upgrades
- Heating, Ventilation and Air Conditioning
- Implement vapor mitigation
  - Recommend HVAC-based solutions
  - Pursue vapor barriers if needed





# Indoor Space Updates (Priority #2)

\$22M-\$46M 2021 PERKINS EASTMAN COST ESTIMATE

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

**Updated Classrooms/Labs/Shops**



**Cafeteria Reconfiguration**



**Auditorium Refresh**



**Exercise/Lockers Updates**





# Outdoor Space Updates (Priority #3)

\$9M-\$20M 2021 PERKINS EASTMAN COST ESTIMATE

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





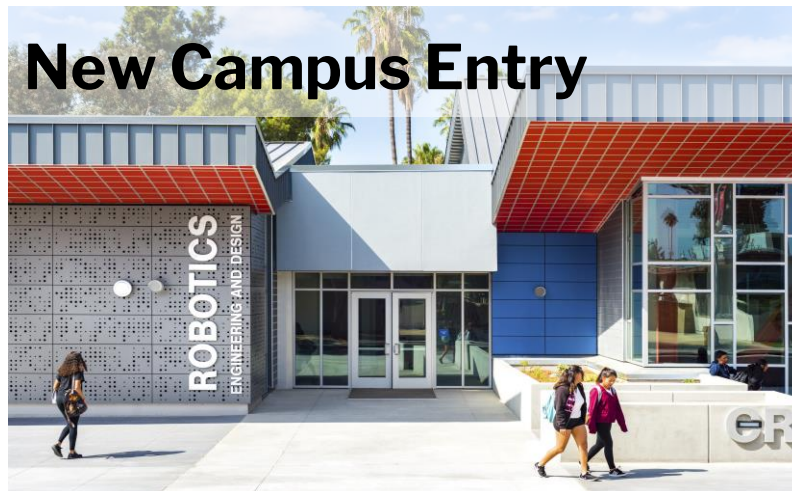
# Relocate Wood Shop and Clinic (Priority to be determined)

\$8M-\$16M 2021 PERKINS EASTMAN COST ESTIMATE

- Relocate Clinic and Wood Shop to Main Bldg (Location TBD)
- Study possible removal of Bldg C & how to use space
- Study Parking Lot Location and engage with Teachers, Students, and Community



**Relocate Clinic**



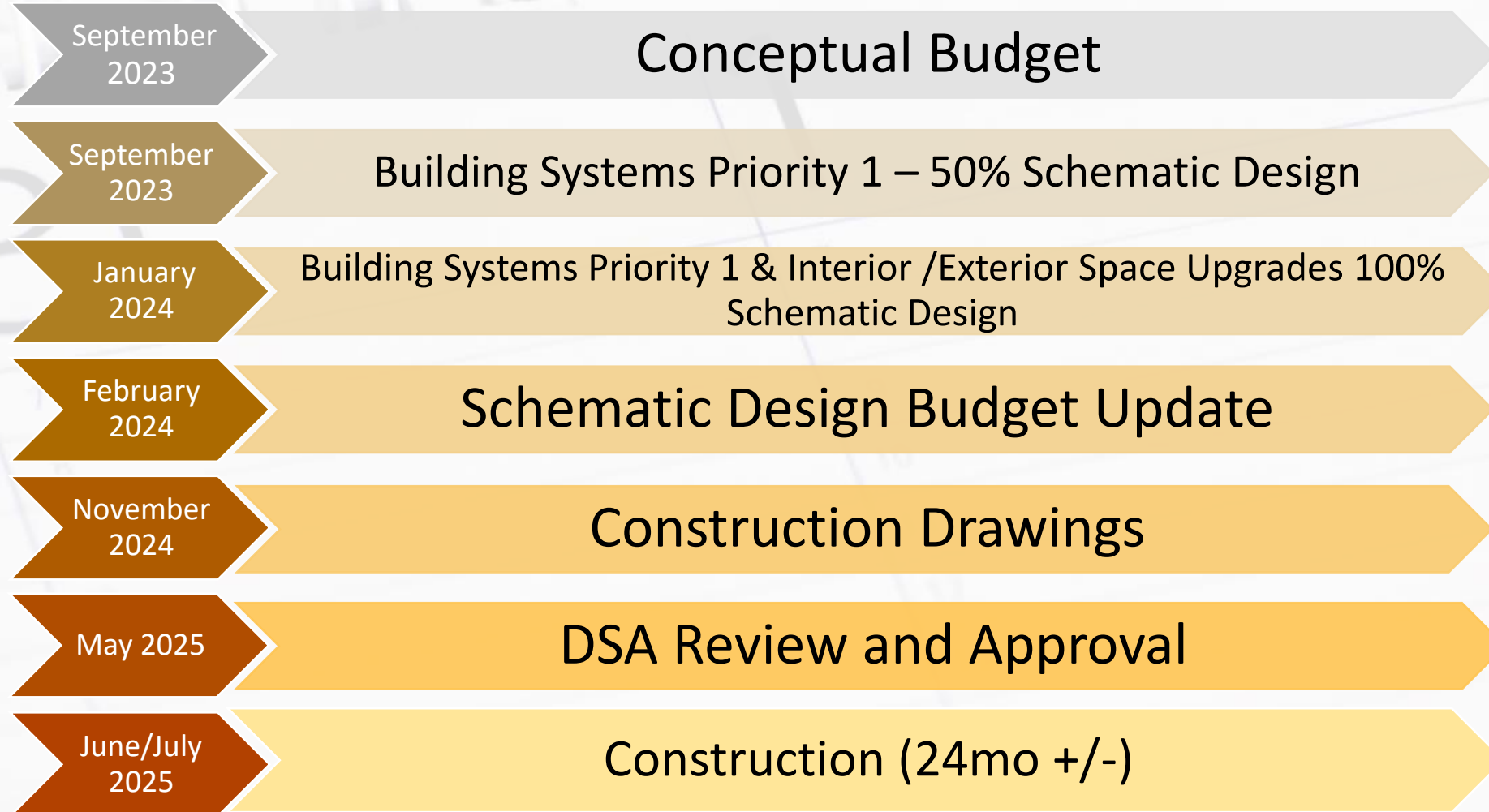
**New Campus Entry**



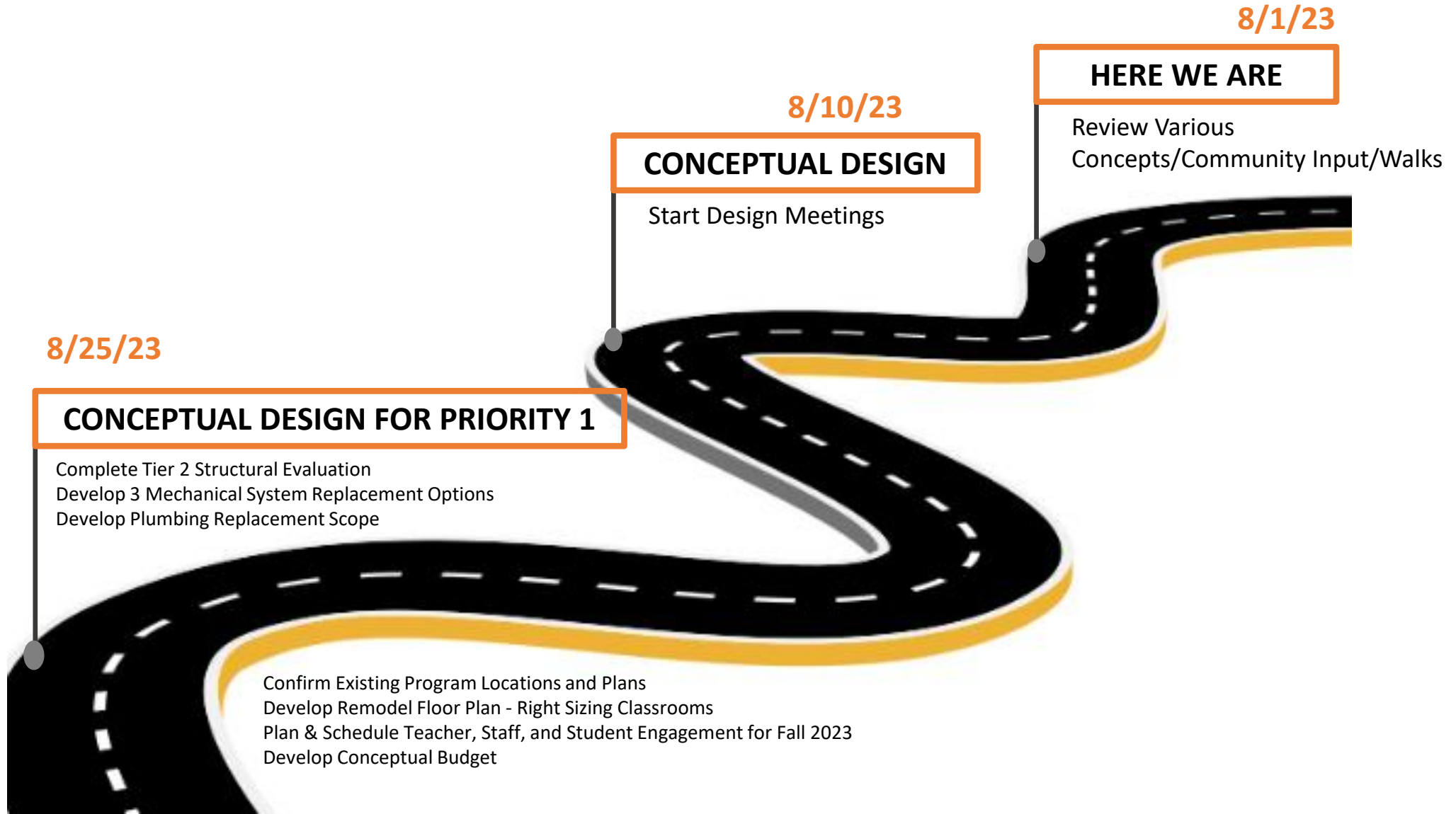
**Relocate Wood Shop**



# Project Goals – Design Process Timeline



# Project Deadlines / Calendar (Next 30 Days)



# Engagement During the Design Phase

# Design Phase Engagement



## Community Walks

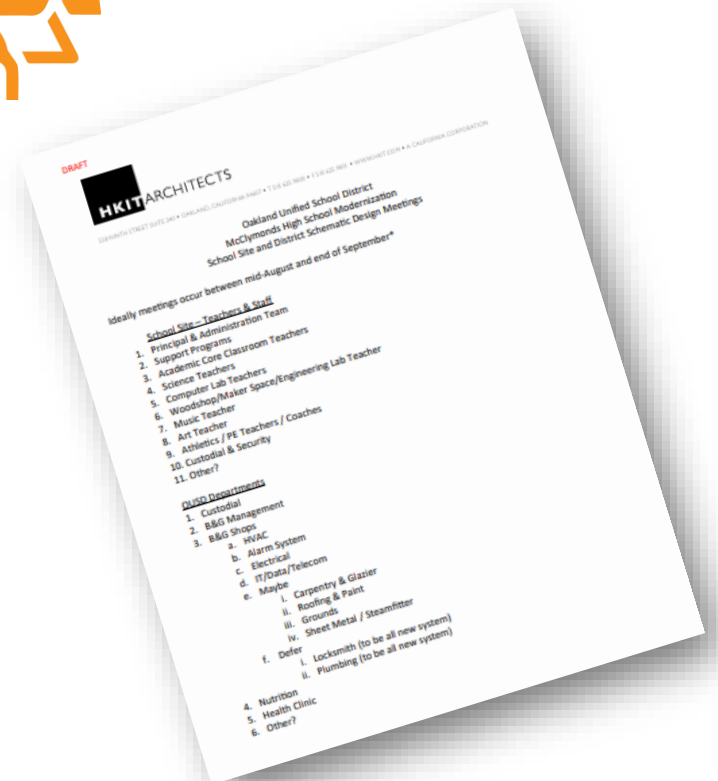
Parents, Alumni, and  
Community Stakeholders

7/31  
Next: TBD

## Design Meetings & Community Engagement

Facility Staff,  
Students, Alumni,  
Community Stakeholder

Tentative Schedule  
Created – Meetings  
Held from Mid August  
to End of September



# What Can We Do Now?

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- Provide Proof of Filter Changes and Schedule for Upkeep Until Upgrade is Complete
- Beautification Council – Clean Exterior Grounds
- Weekly Exterior Upkeep – Community Support (Start: TBD)
- Clean Location Adjacent to Africana Room
- Secure Funding/ “Preservation Partners” :
  - Ray Bobbit, Founder and Managing Member of AASEG
  - Keith Carson, Alameda County Supervisor for District 5
  - Carroll Fife, City of Oakland Council Member, District 3

# Next Steps

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a. Engagement Meetings/Walks

b. Conceptual Design & Budget

c. Funding Sources (Work w/Preservation Partners)

## **Next Community Meeting**

Date: TBD

Time: 6pm

Location: McClymonds High School / Zoom

## **Next Project Advisory Committee (PAC) Meeting**

Date: September 5, 2023 (1<sup>st</sup> Tuesday of the Month)

Time: 6pm

Location: McClymonds High School / Zoom