

McClymonds High School

COMMUNITY MEETING | OCTOBER 3, 2023



HONORING HISTORY

CULTURAL REPRESENTATION

ACADEMIC ENRICHMENT

COMMITTMENT



Reference Material

10/3/23 Community Engagement Presentation*

Community Engagement Flyer - Design and Focus Group Meetings*

<https://www.dropbox.com/scl/fi/gmwu052hxfoo0aaaa0c2r/McClymonds-High-School-Design-and-Focus-Group-Meetings-09-2023.pdf?rlkey=mf0yajkrr2tib39492me800kb&dl=0>

9/5/23 PAC Presentation*

<https://www.dropbox.com/scl/fi/89zu257h4tlozakup2498v/09-2023-OUSD-McClymonds-PAC-Meeting.pdf?rlkey=nvesw1f6hdofye6qgfhaglya&dl=0>

8/1/23 PAC Presentation*

<https://www.dropbox.com/scl/fi/2jg95vi140sxuty9bu8md/08-2023-OUSD-McClymonds-PAC-Meeting.pdf?rlkey=kfzmk8wuaq7gahdhpta5xmgmi&dl=0>

*Also Available on the OUSD Project Site: <https://www.ousd.org/site/Default.aspx?PageID=21390>



Honoring History

Health & Well-Being

Academic Success

Athletic / Musical Achievements

Cultural Integrity

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

I. Introduction (All Teams)

II. Aug/Sept PAC Summation

III. Design Update

- a. Scopes By Discipline
- b. Seismic Impact
- b. Design Process Timeline / 30 Days Look-Ahead

IV. Budget Update

- a. Budget \$91.25M
- b. Seismic Costs

IV. Community Engagement/ Schedule

- a. Design Meetings vs Focus Groups
- b. Schedule

V. External Program Funding Update

VI. Next Steps

Meet the Team



A black and white photograph of a large conference room. Rows of chairs are arranged in the foreground, facing a stage area. A large projection screen is visible at the front, displaying a presentation. A person is standing near the screen, and another person is visible on the left side of the frame. The room has a high ceiling with a large vent or light fixture.

August 1st /September 5th PAC Summation

What Has Occurred Since June 6th

6/23/23	Architect's and Engineer's Site Visits
6/30/23	Tier 1 Seismic Evaluation Completed
7/6/23	Construction Resource Center (CRC) Walked Grounds w/OUUSD and Ms. Harris (Parent)
7/10-21/23	Alten Construction completed 3D scanning of the entire campus (all interior spaces)
7/22/23	CRC and HKIT participated in the New McClymonds Committee Parent & Student Meeting
7/25/23	Data Collection Plan
7/26/23	CRC Met w/New Community School Manager



What Has Occurred Since June 6th

- | | |
|-------------------|--|
| 7/27-28/23 | Architect's and Engineer's Site Visits |
| 7/27-29/23 | <p>OUSD & CRC Made Calls to Parents</p> <ul style="list-style-type: none">a. Extended Invitation to July 31st Registrationb. Inform Them of Upcoming Projectc. Extended Invitation to Site Walkd. Obtain Preferred Method of Communication and Meeting Settinge. Called 15 Random Parents within Each Grade Level for PAC Participation |
| 7/31/23 | Exterior Site Walk and Team Participation in School Registration |
| July | Review Existing Conditions Drawings and Current Plans, Prepare Base Plans |
| 8/4/23 | Community/Outreach Team Clean-up of School (Exterior Landscaping, Field, Bleachers, and Classrooms) |



What Has Occurred Since June 6th

- | | |
|----------------|---|
| 8/4/23 | Meeting with Shop/Engineering Teacher Clayton Evans and tour of similar facility at other School |
| 8/14/23 | Meeting with Facilities and Buildings & Grounds about HVAC system and filtration |
| 8/16/23 | Meeting with Principal Taylor and OUSD Network Superintendent on McClymonds HS program (650 students) |
| 8/25/23 | Meeting with B&G Leadership on McClymonds Modernization |
| 8/29/23 | Meeting to review Proposed Layout Options with Facilities |



What Has Occurred Since June 6th



McClymonds High School
Community Engagement

Striving to better serve our families and students!

It is our goal at McClymonds High School to create an environment of open engagement with families and students. As such, we are inviting parents/guardians to join us at the upcoming September events.

Your participation will afford you the opportunity to receive current school information as well as updates on our upcoming \$91M Modernization project.

MARK YOUR CALENDARS as your voice makes a difference!

Benefits for Parents/Students:

- Opportunities for Increased Parent Engagement
- Personal Feedback
- Increased Involvement & Knowledge of School Curriculum/Activities
- Increased Advocacy for Students

CONTACT US

Brian McGhee, Community School Manager
brian.mcgee@ousd.org

Ray Bermudez, Community Engagement Specialist
ray.bermudez@ousd.org

www.ousd.org/mcclymonds

Project Advisory Committee (PAC)
Sept. 5th
Time: 6-7pm / Location: Zoom (893 7285 3852)
Join a group of staff, parents, and alumni who are committed to meeting monthly and working to assist in providing feedback and support associated with our construction project.

Back to School Night / Title I
Sept. 6th
Time: 5:30-7:30pm / Location: McClymonds Auditorium
Meet school staff and receive information regarding school protocol and this year's curriculum.

School Site Council (SSC) Establishment Meeting
Sept. 12th
Time: 6-7:15pm / Location: Zoom (649 395 9614 / 614667)
Monthly meeting where staff, parents, and teachers provide valuable feedback to school leadership regarding budgetary expenditures.

Coffee with the Principal / Tour
Sept. 13th
Time: 9-10am / Location: McClymonds Cafe
Join Principal Taylor for his monthly informal meeting and campus tour. Engage in conversation regarding school updates, events, activities, concerns and MORE!

Parent Involvement / Tour
Sept. 13th
Time: 5:30-7:30pm / Location: McClymonds Library
This meeting will include an overview of the Modernization project, define various committees parents can take part in, and will include a campus tour.

- 8/29-30/23** OUSD & CRC Made Calls to Parents
- Extended Invitation to September Meetings/Events
 - Sent Calendar of Events
 - Surveyed Parents for Committee Participation

- 8/30-31/23**
- Design Meeting w/Principal and Coaches
 - Interior Site Walk with PAC and Architect/Outreach Team

- 9/1/23** Meeting with Principal Taylor on Administration program and on Proposed Layout Options



What Has Occurred Since June 6th

9/2-9/4/23 Calls Made and Text Message Invitations Extended to Parents of all grade levels for Back to School Night, School Site Council (SCC) Establishment Meeting, Coffee w/Principal, and Parent Involvement Meeting

9/5/23 Project Advisory Committee

9/6/23 Back to School Night (*One of the largest turnouts in the past few years*)

9/8/23 Meeting with OUSD Nutritional Services

9/12/23 School Site Council (SCC) Establishment Meeting

9/13/23 Coffee w/Principal Taylor
Parent Involvement Meeting/School Tour

9/13/23 Meeting with Computer Lab Teacher (Teacher missed meeting)

9/14/23 Meeting with B&G (Fire & Intrusion Alarm, Fire Sprinkler, Electrical)

9/15/23 Meeting with McClymonds Custodial Services



What Has Occurred Since June 6th

9/15/23 Meeting with UCSF Clinic

9/21/23 Meeting with Bleacher Vendor

9/21/23 Meeting with Music Teacher (Teacher missed meeting)

9/22/23 Meeting with B&G Information Technology (IT)

9/26/23 HKIT/OUSD/CRC Met w/Coaching Staff

9/26/23 Meeting with Engineering Pathways

9/27/23 Meeting with All Teachers & Staff

9/28/23 Empowerment Hour for Mack Parents

9/28/23 Meeting with OUSD Special Ed

9/29/23 Meeting with Student Program for Athletic and Academic Transitioning (SPAAT)

9/30/23 Exterior Landscape Clean-up



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 began. Calls to Parents in every grade have been made as we gathered preferred method of communication, meeting setting, and requested committee involvement.
5. Yes
6. Yes, the filters were changed on 4/4/23 and again on 8/4/23 (Every 4 months)

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. There will be a Wood Shop, its location may change to the Main Building. It may be expanded at its current location. 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.

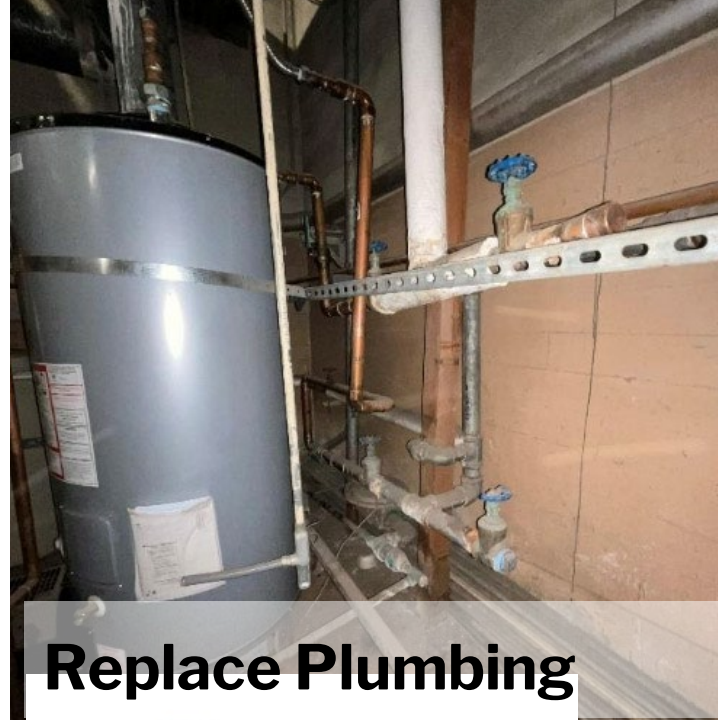
Design Update / Timeline

The background image shows a spacious, modern interior, likely a library or a collaborative workspace. It features a high ceiling with a grid of acoustic tiles and exposed structural elements. Large windows on the left side provide natural light. The floor is covered with a patterned carpet in shades of red and white. Several long, dark-colored tables are arranged throughout the space, with red plastic chairs tucked under them. A few people are visible in the background, engaged in work or study. The overall atmosphere is bright and functional.

Building Systems (Priority #1)

\$38M +/- ALTEN + ELECTRICAL + DATA
PRELIMINARY BUDGET

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



Building Systems (Priority #1)

Electrical

- Many electrical components nearing end of useful life; concern about ability to maintain systems and find parts
- Propose providing new main switch board
- Propose replacing some sub-panels; as needed for HVAC and other work or possibly All depending on budget
- Evaluating if any electrical upgrades needed for HVAC system options

Network

- Network equipment relatively new
- Network cabling needs upgrade



Bleacher + Restroom Replacement (Priority #1)



EXISTING

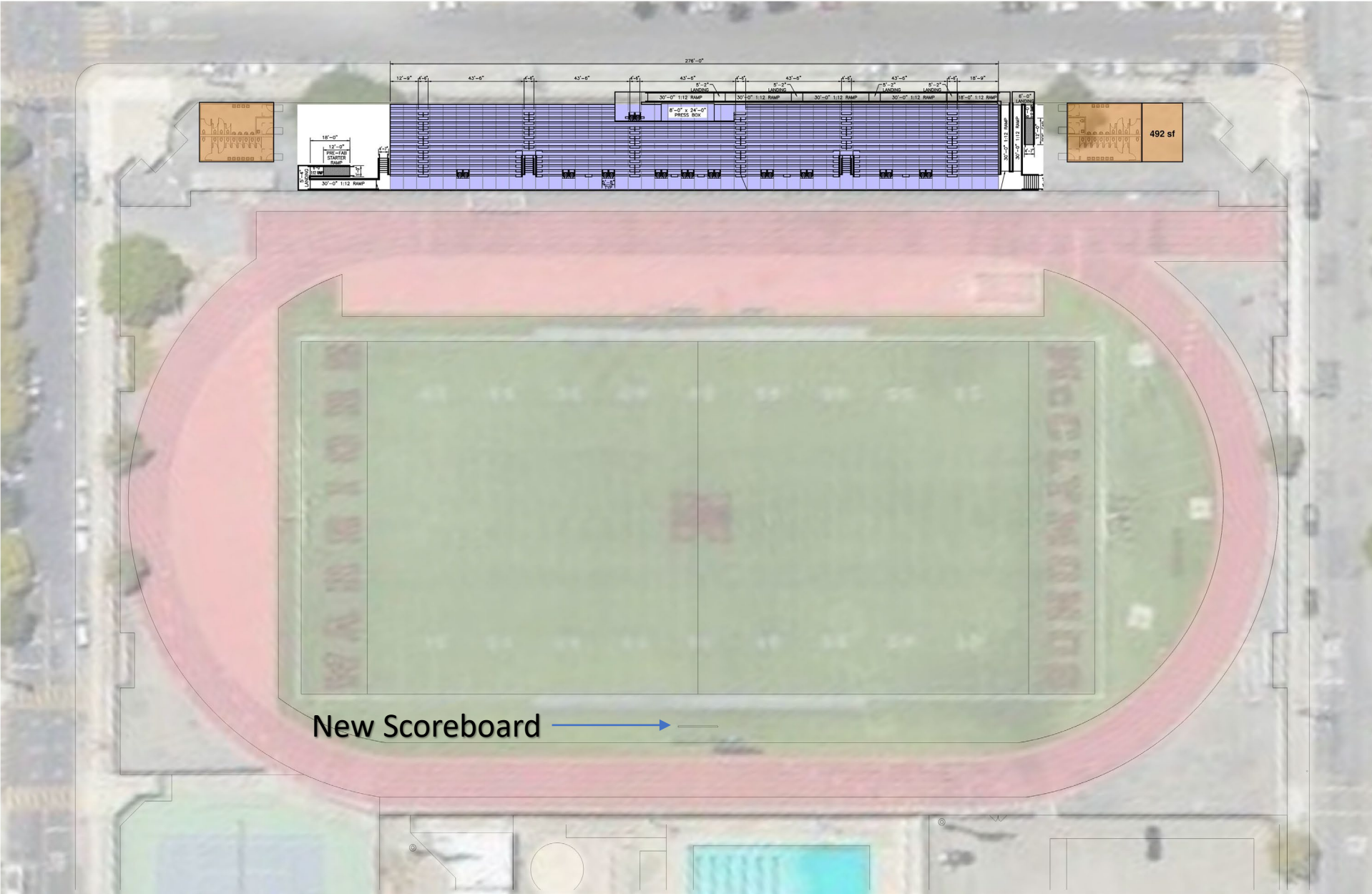
Bleacher + Restroom Replacement (Priority #1)

1749 SEATS
 KEEPS (E)
 LIGHT
 POLLS
 TEMP
 FACILITIES
 TO GET TO
 3000



Bleacher + Restroom Replacement (Priority #1)

2250 SEATS
 REQUIRES
 NEW
 LIGHT
 POLLS
 TEMP
 FACILITIES
 TO GET TO
 3000



Bleacher + Restroom Replacement (Priority #1)

ANGLED
WINDOW



ROOF
AREA FOR
CAMERAS



THREE SECTIONS -
Home, Visitor, Announcer



Bleacher + Restroom Replacement (Priority #1)

CUSTOM
WRAP



What is
the correct
graphic for
MACK?



Indoor Space Updates (Priority #2)

\$22M-\$46M
\$38M +/-

2021 PERKINS EASTMAN COST ESTIMATE
ALTEN PRELIMINARY BUDGET

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



Indoor Space Updates (Priority #2)

PROPOSED ACADEMIC PROGRAM – 650 STUDENTS

- CORE

- 4 SCIENCE CLASSROOMS + PREP
- 4 MATH CLASSROOMS
- 4 ENGLISH CLASSROOMS
- 4 HISTORY CLASSROOMS
- 2 ART CLASSROOMS (2D & 3D)
- 3 SDC / SELF-CONTAINED CLASSROOMS
- 2 RSP
- 1 MUISC CLASSROOM
- 2 FOREIGN LANGUAGE CLASSROOMS

- PATHWAY

- 1 MAKER SPACE
- 1 WOOD SHOP
- 1 ENGINEERING CLASSROOM
- + ENTREPRENEURSHIP SPACE

- COMMUNITY SCHOOL

INCLUDES:

- HEALTH CLINIC
- TEEN CENTER
- TECH CENTER
- PARENT SPACE
- RESTORATIVE JUSTICE SPACE
- OTHER

Indoor Space Updates (Priority #2)

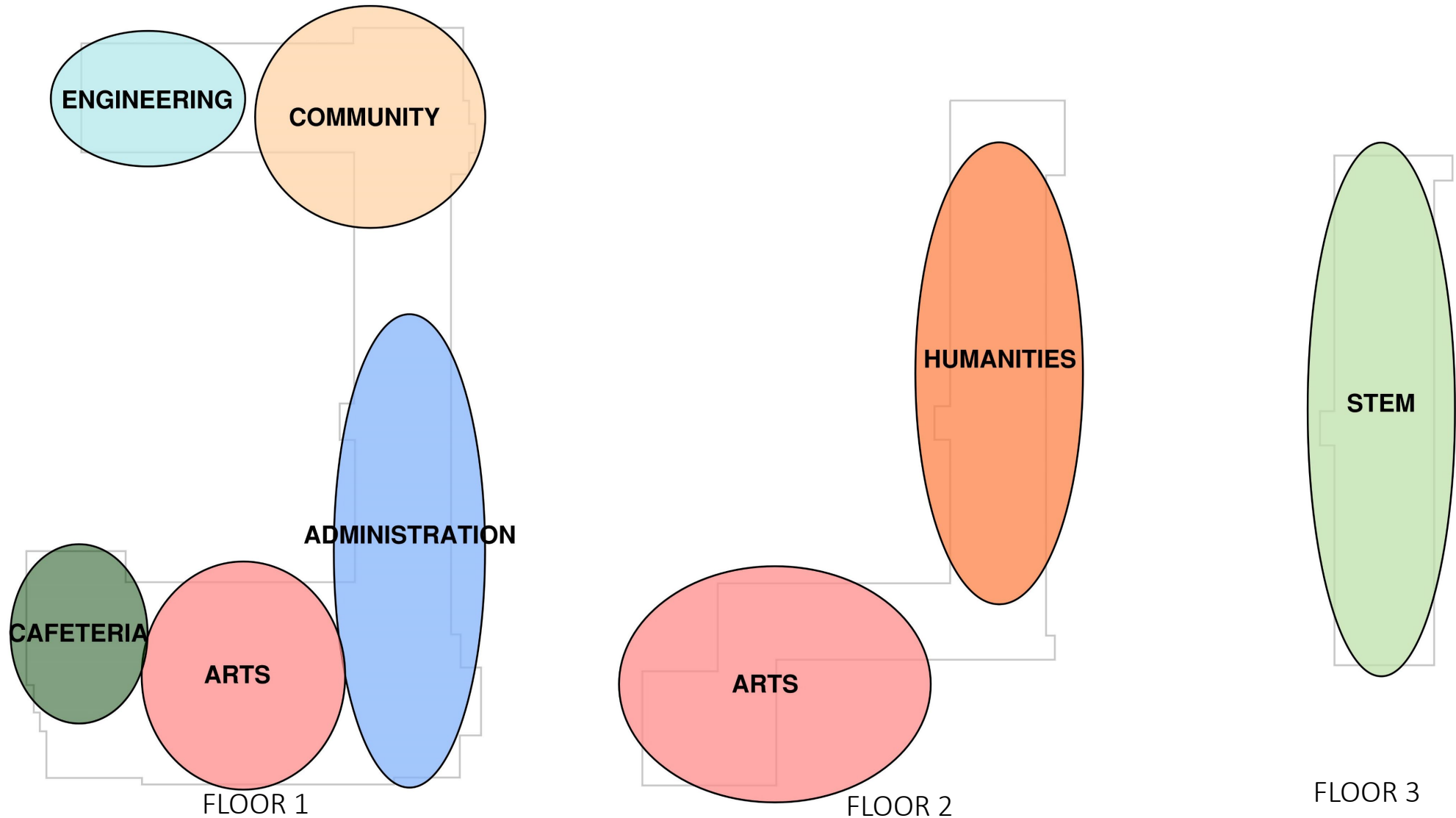
CLASSROOM UPDATES & RIGHT SIZING

- Many classrooms are out of date or undersized for their use / type
 - Typically labs, arts, & music classrooms are larger than standard classrooms for math or history
- LEVEL 1
 - 5 right sized classrooms
 - 6 undersized classrooms
- LEVEL 2
 - 4 right sized classrooms
 - 12 undersized classrooms
- LEVEL 3
 - 2 right sized classrooms
 - 8 undersized classrooms



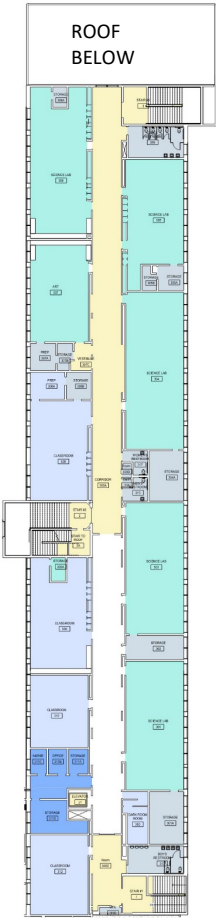
Indoor Space Updates (Priority #2)

CLASSROOM UPDATES & RIGHT SIZING

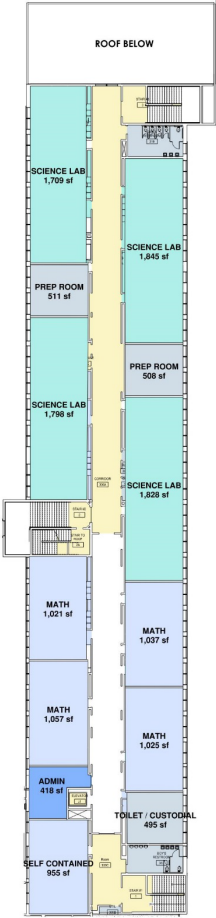


Indoor Space Updates (Priority #2) CLASSROOM LOCATIONS LEVEL 3

SCIENCE +
MATH



EXISTING



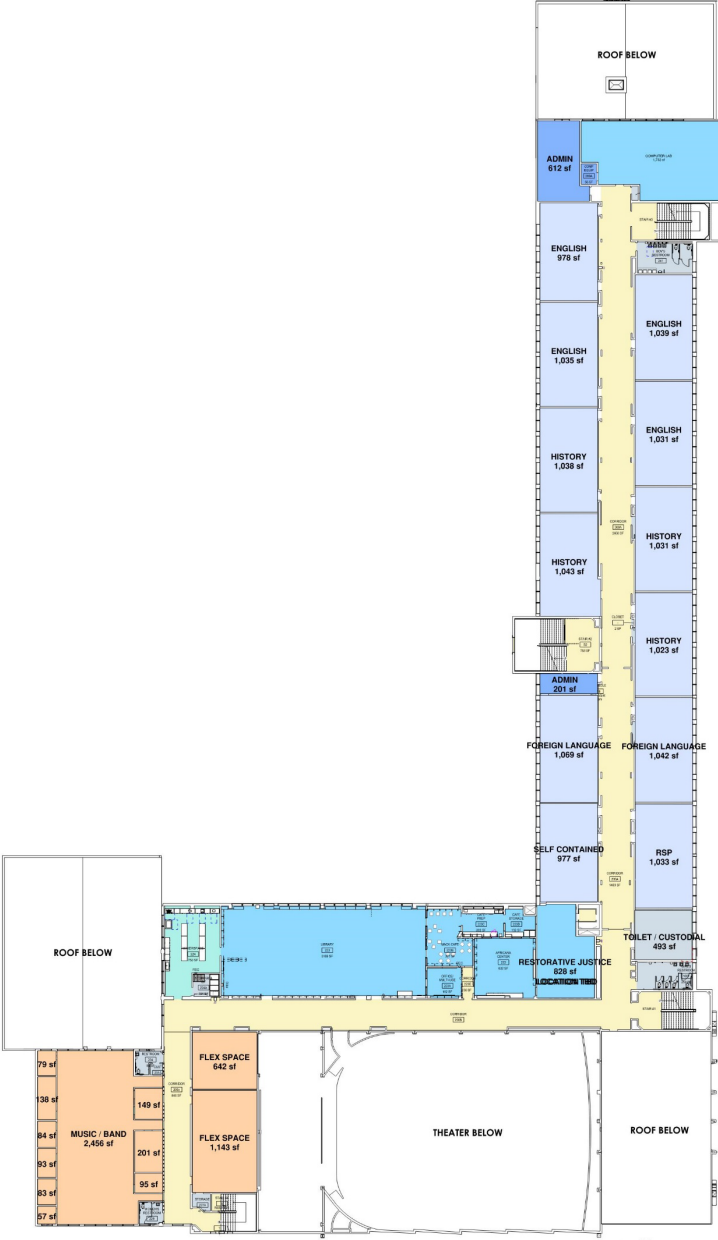
PROPOSED

Indoor Space Updates (Priority #2) CLASSROOM LOCATIONS LEVEL 2

HUMANITIES +
ARTS + LIBRARY



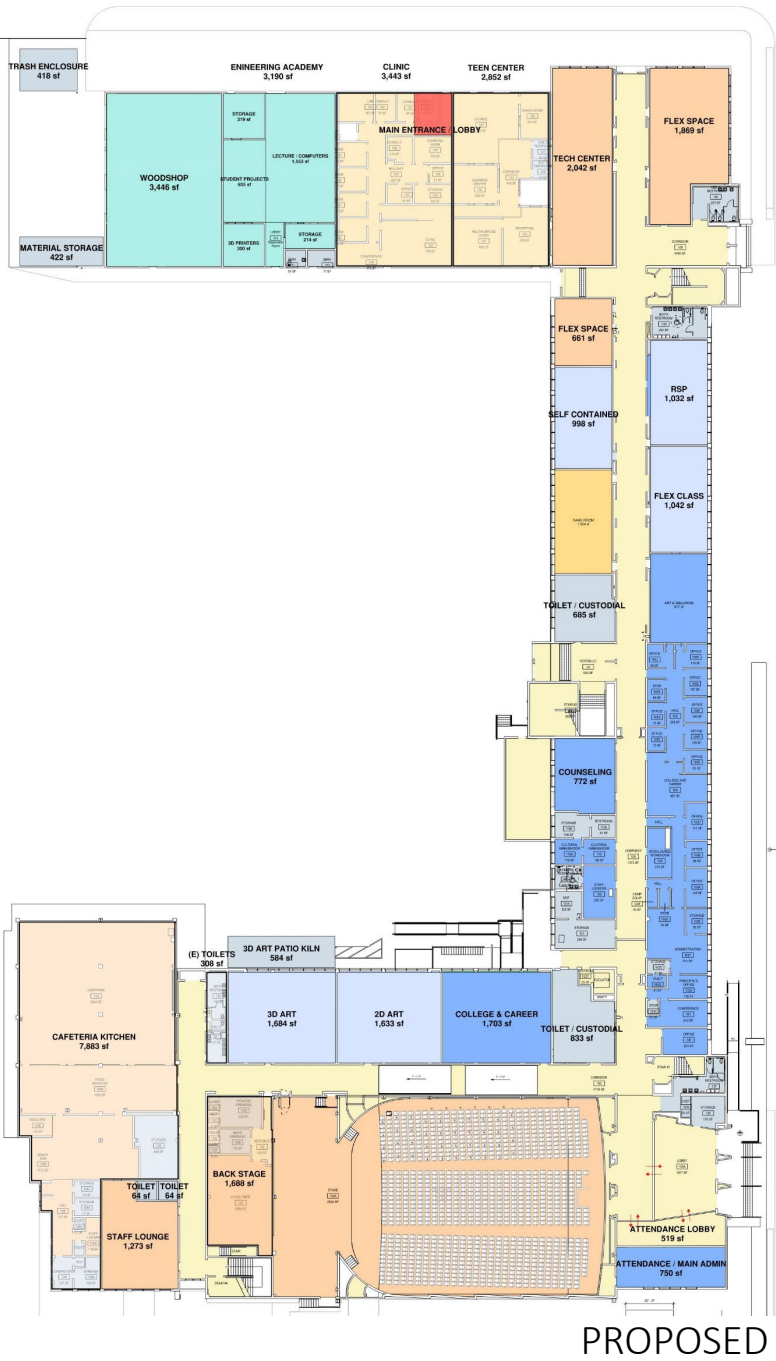
EXISTING



PROPOSED

Indoor Space Updates (Priority #2) CLASSROOM LOCATIONS LEVEL 1

ENGINEERING +
COMMUNITY +
ADMIN + ARTS +
CAFETERIA



Classroom Updates (Priority #2)



OPTION 1

FLEXIBLE CLASSROOMS

STUDENT WORK DISPLAY

SMALL GROUP AREAS



OPTION 2

Lab Updates (Priority #2)



OPTION 1



OPTION 2

LAB + LECTURE AREA

FLEXIBLE CLASSROOMS

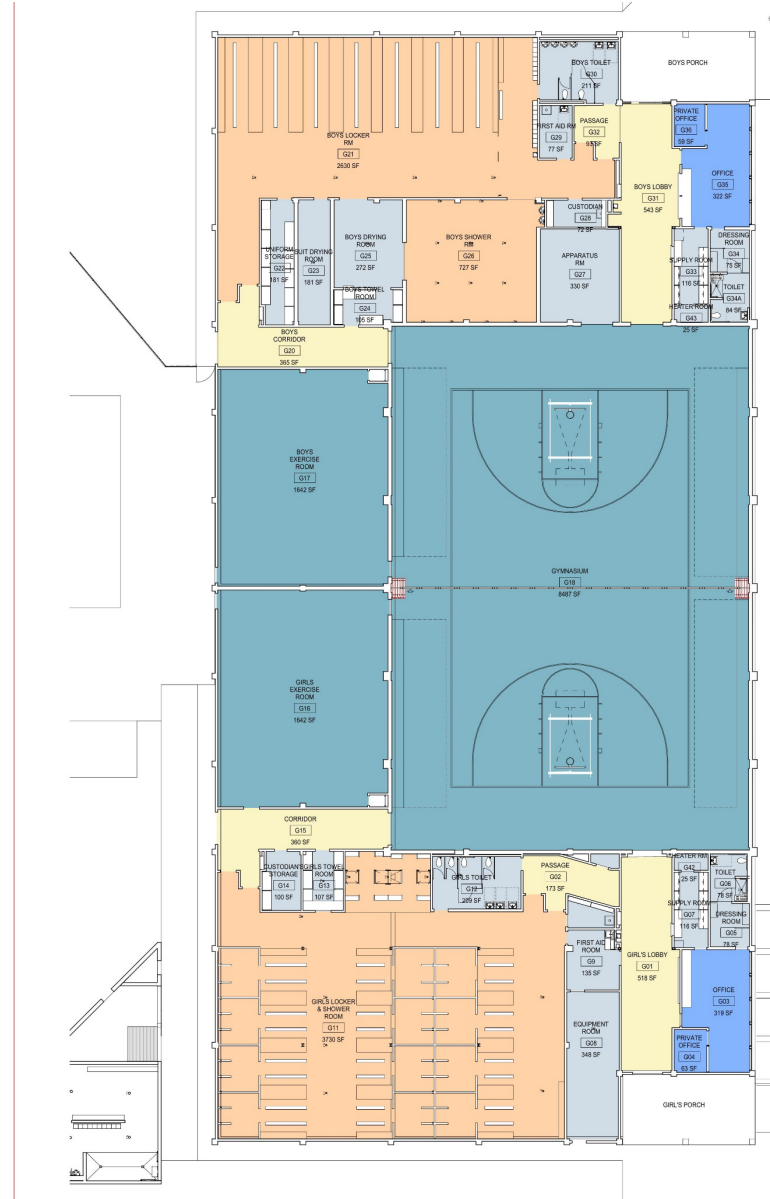
STUDENT WORK DISPLAY

Indoor Space Updates (Priority #2) PROPOSED GYM LAYOUT OPTION 1

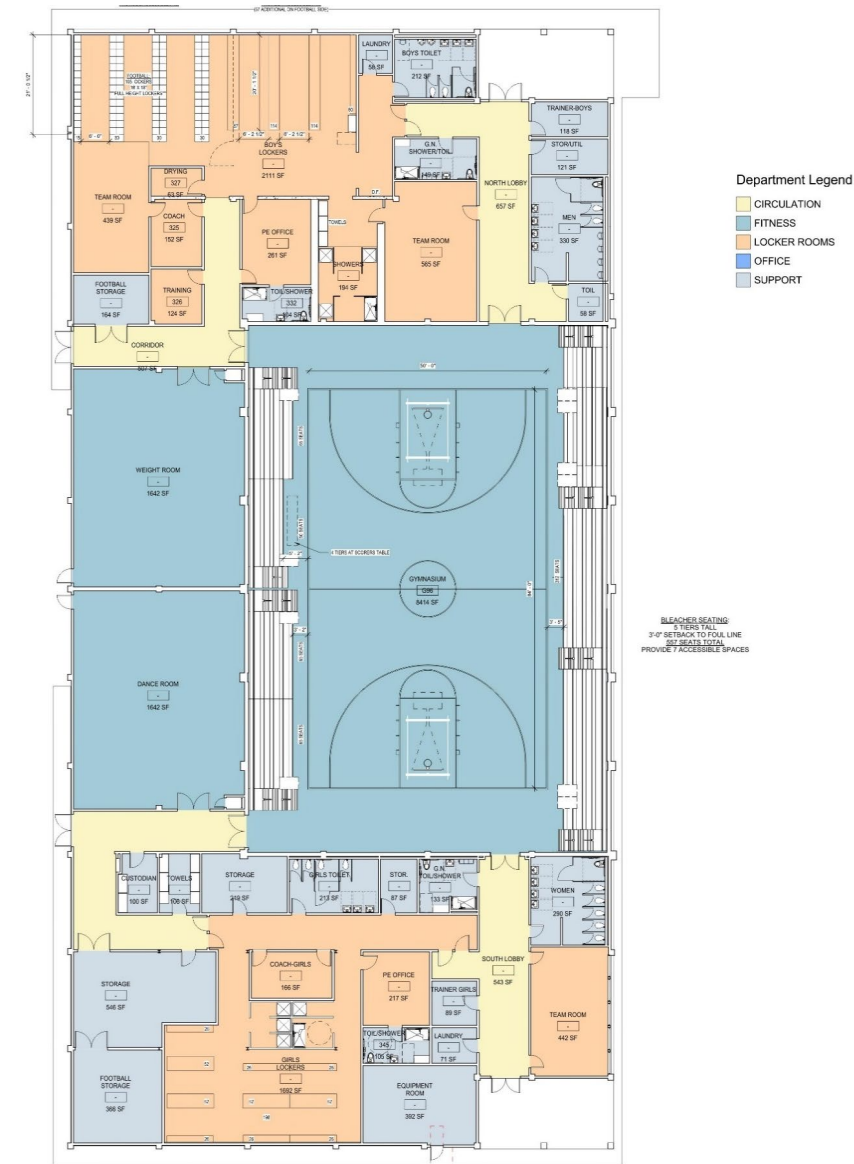
557 BLEACHER SEATS

TEAM ROOMS OFF HALLWAY

SPLIT PUBLIC RESTROOMS

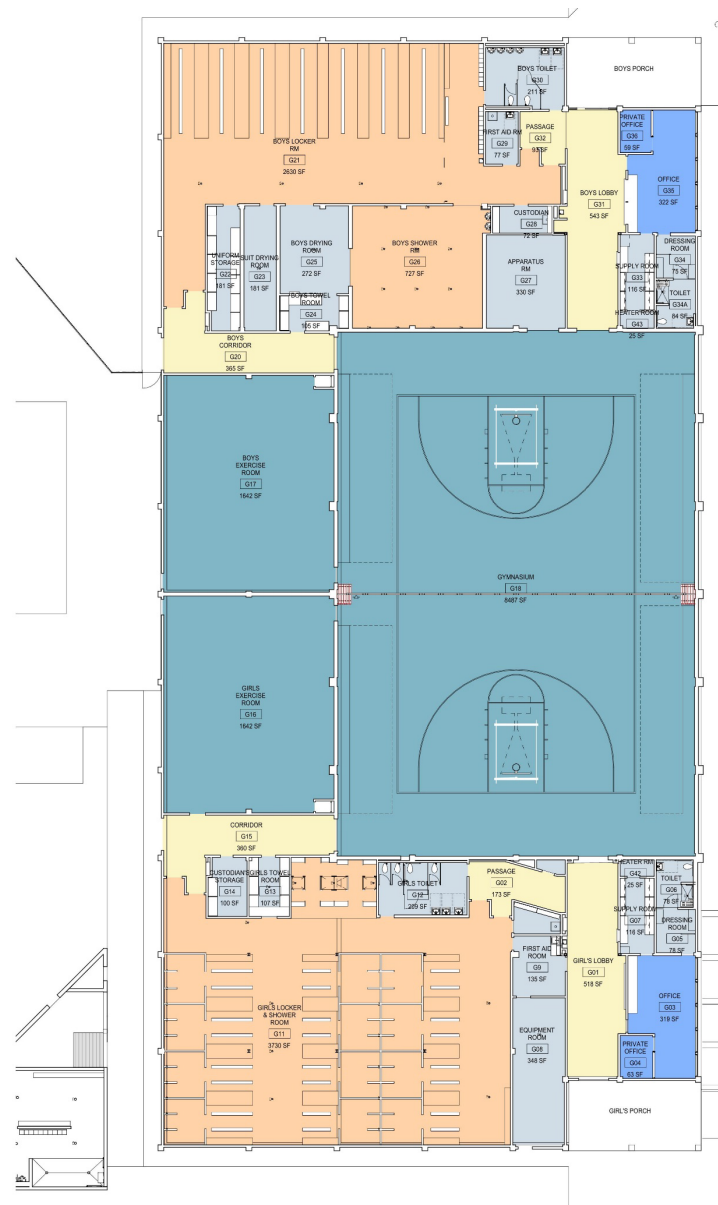


EXISTING

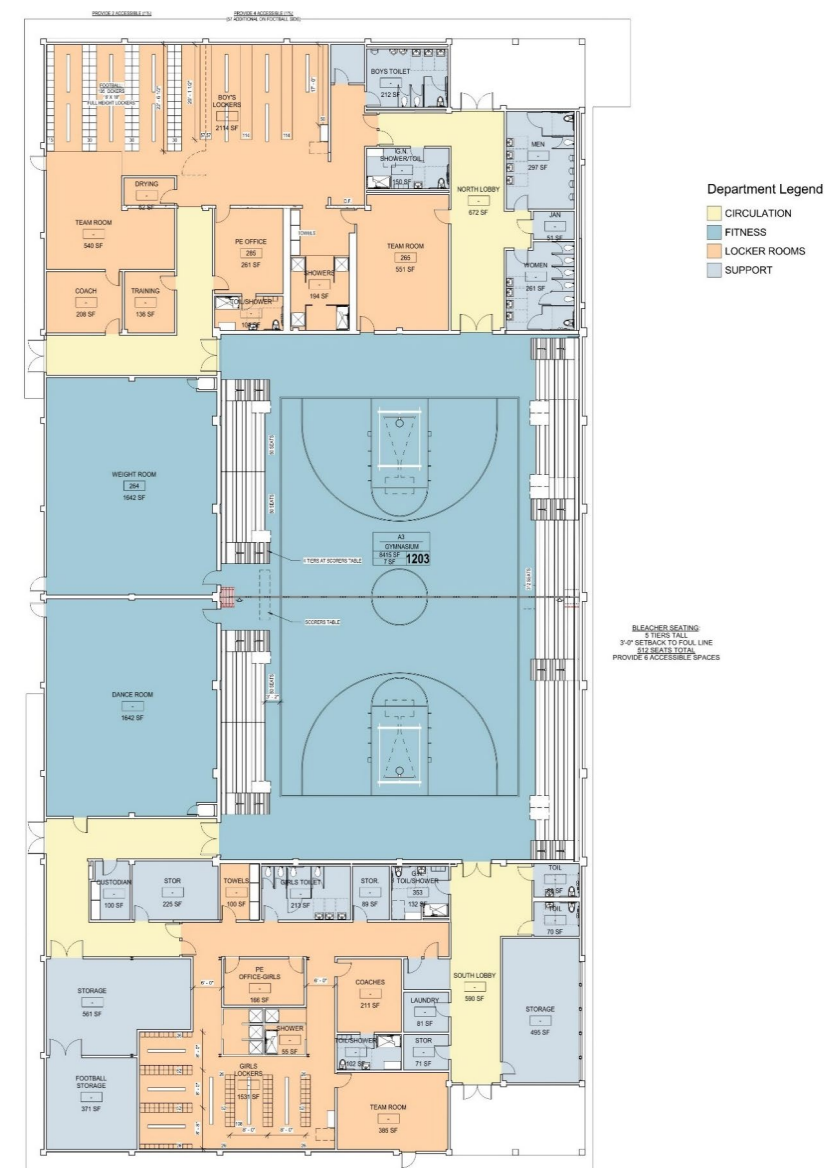


PROPOSED OPTION 1

EXISTING



EXISTING



PROPOSED OPTION 2

Main Entry Updates (Priority #2 & #3)

Option 2a



Option 1

ENTRY OPT 1
 - CUSTOM PERFORATED GRAPHIC INFILL WITH 6" FRAME BOUNDARY
 - KEEP MYCLYMOND ORIGINAL SIGNAGE ABOVE AND PAINT THE ARTWORK CIRCLES ORANGE
 - ART WORK WITHIN METAL FACADE
 - WOOD SIDING REMAINS

Option 2b

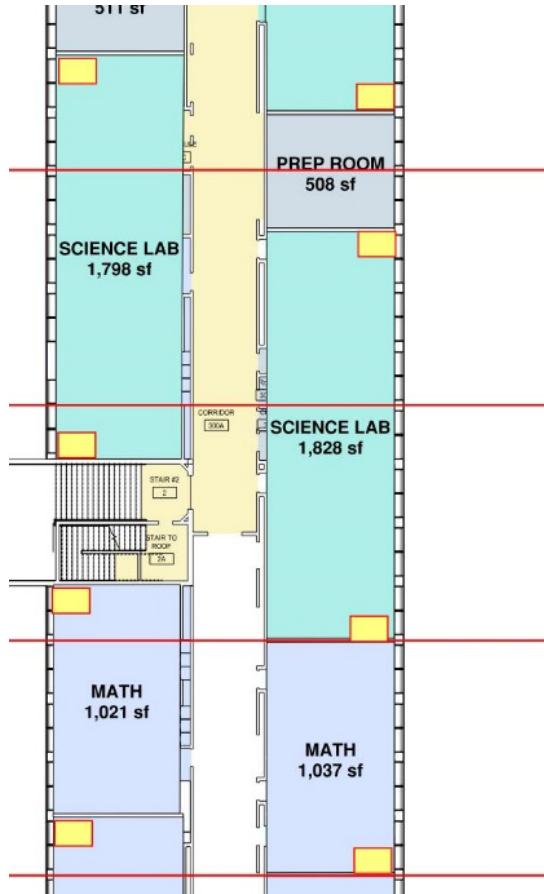


ENTRY OPT 2a
 - CUSTOM PERFORATED GRAPHIC INFILL WITH 6" FRAME BOUNDARY
 - KEEP MYCLYMOND ORIGINAL SIGNAGE ABOVE AND PAINT THE ARTWORK CIRCLES ORANGE
 - ART WORK WITHIN METAL FACADE
 - WOOD MATERIAL UNDERSIDE OF CANOPY



ENTRY OPT 2b
 - CUSTOM PERFORATED GRAPHIC INFILL WITH 6" FRAME BOUNDARY (FOLDED PANEL)
 - KEEP MYCLYMOND ORIGINAL SIGNAGE ABOVE AND PAINT THE ARTWORK CIRCLES ORANGE
 - ART WORK WITHIN METAL FACADE
 - WOOD MATERIAL UNDERSIDE OF CANOPY

Façade Updates (Priority #2 & #3)



BASE - PARTIAL WINDOW REPLACEMENT AT HVAC
(YELLOW BOX INDICATES HVAC LOCATION ADJACENT WINDOW)



Façade Updates (Priority #2 & #3)



ADDITIONAL OPTION – SHADING DEVICE HONORING HISTORY AND SCHOOL HISTORY

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)

New Grandstand



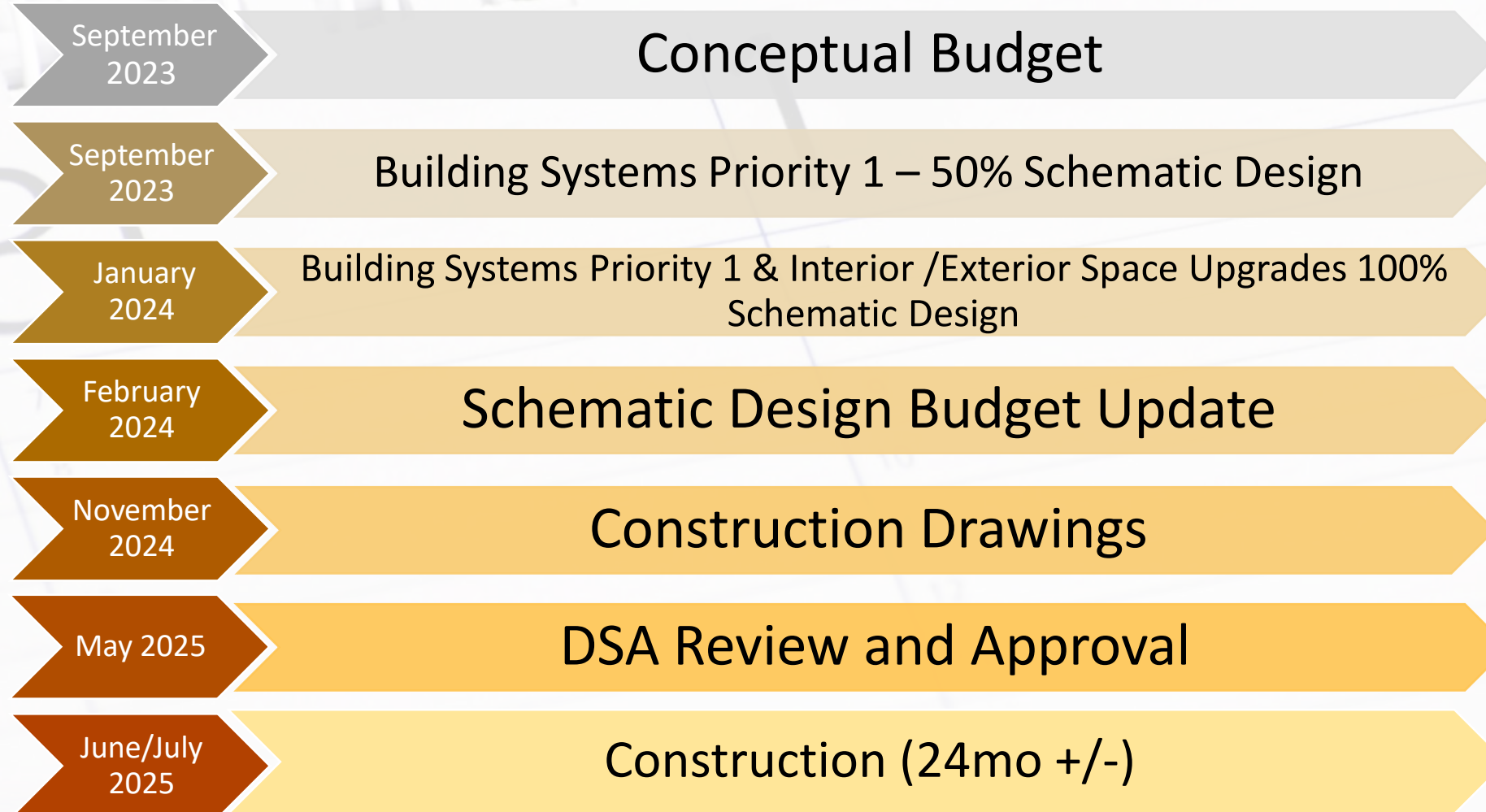
Update Plaza



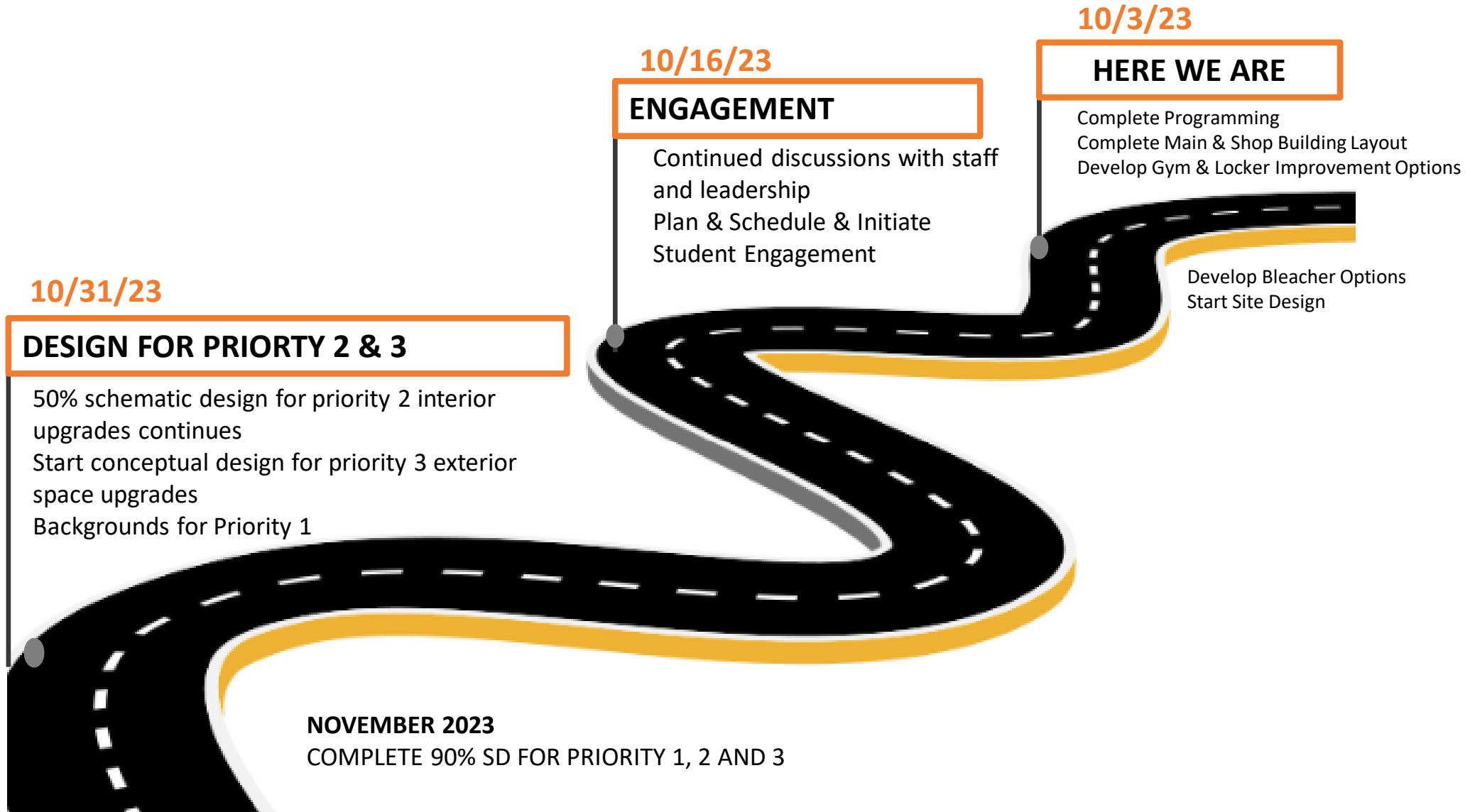
Update Basketball + Tennis



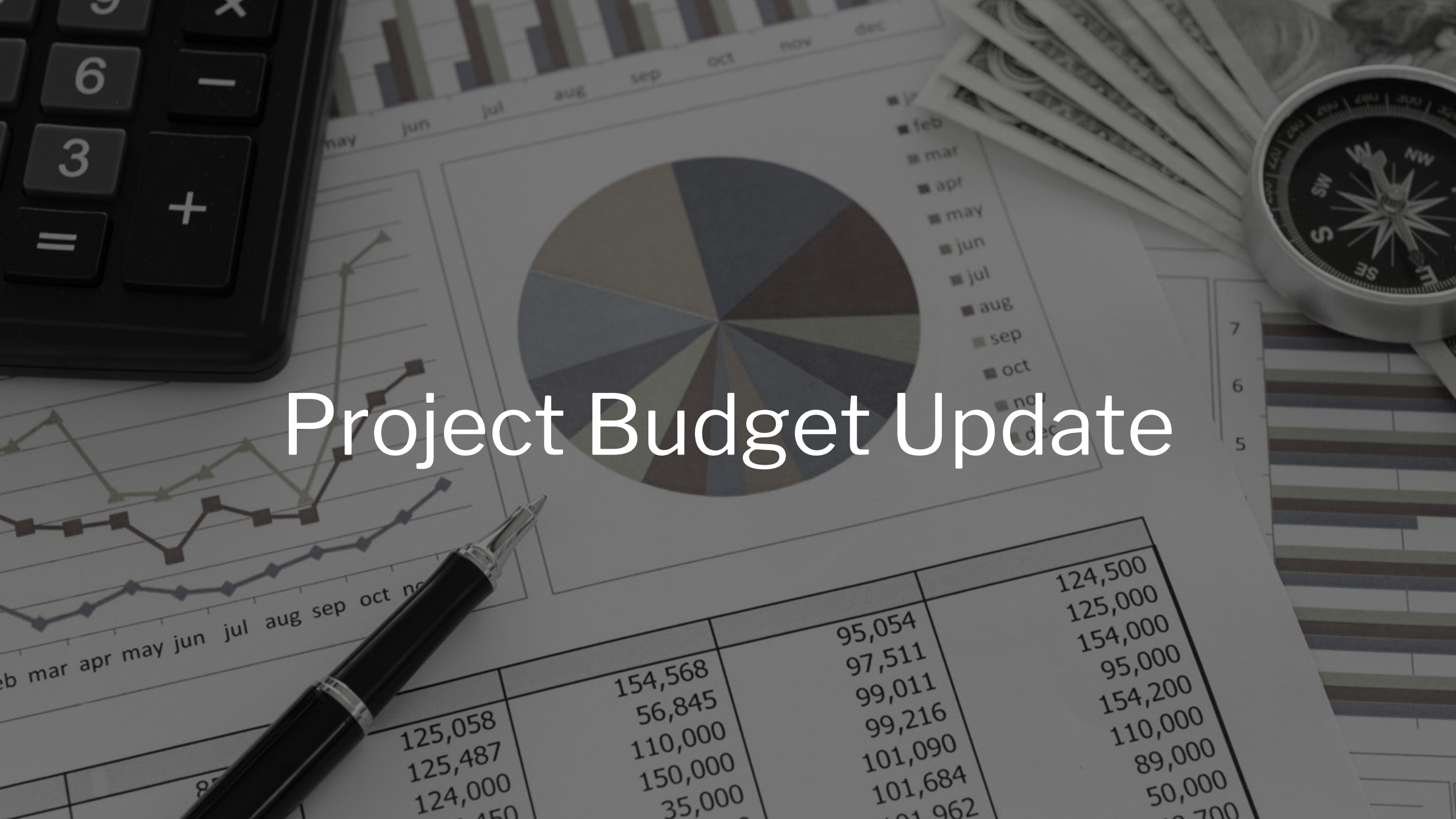
Project Goals – Design Process Timeline



Project Deadlines / Calendar (Next 30 Days)

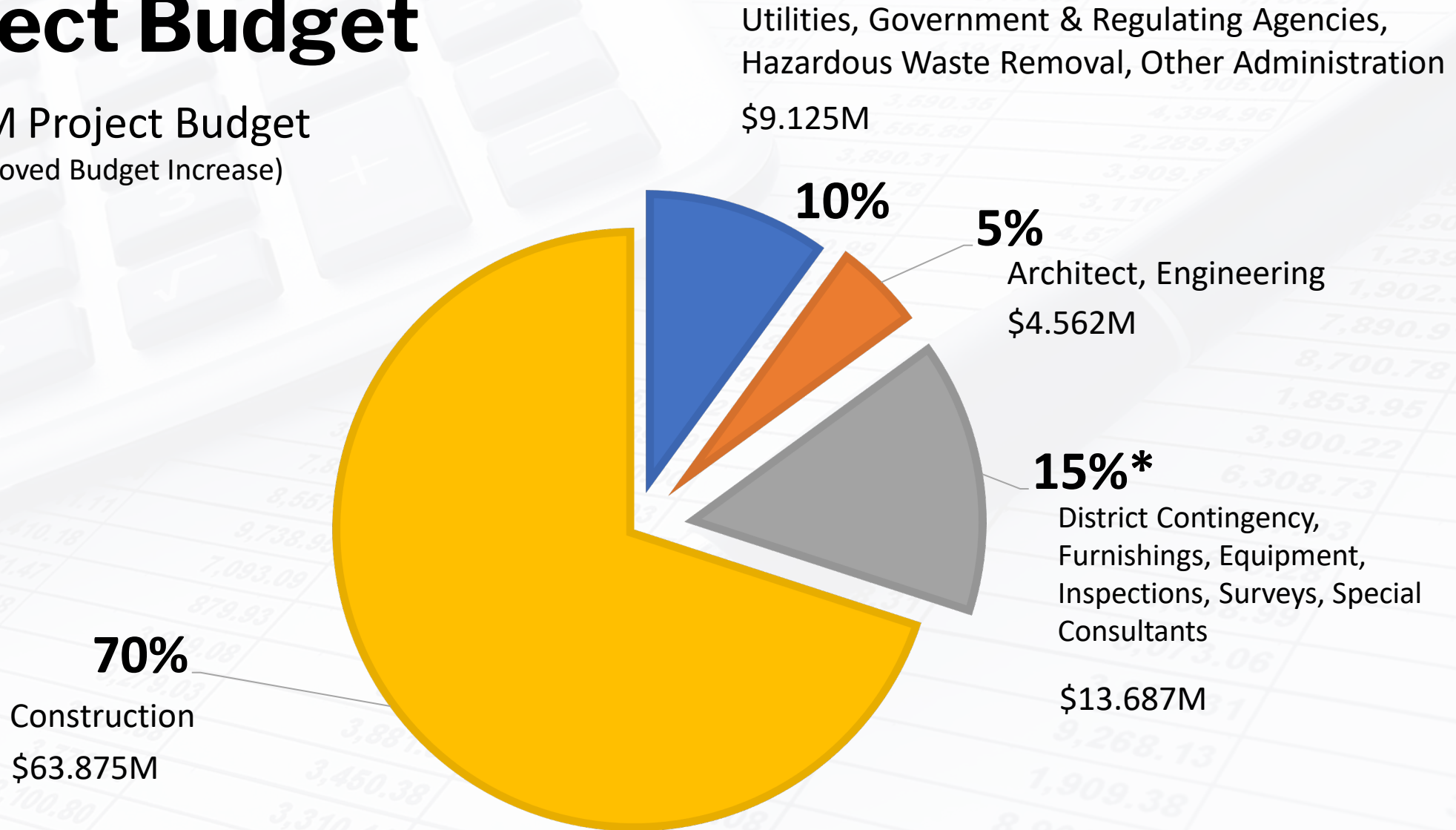


Project Budget Update



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 Update as of 10/3/23

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

Construction Budget	\$63,875,000.00		
	Based on Previous \$45.5M Construction Budget	Based on Current Construction Budget	Based on Previous \$45.5M Construction Budget
	Lower Costs Range Estimate	Alten Construction	Higher Costs Range Estimate
Priority 1 - Building Systems (+ Cost of Seismic)	\$16M	\$37.3M*	\$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	10.2M	\$16M
Total Construction Costs	\$55M	\$98.1M	\$130M
Construction Budget Remaining	\$8.87M	(\$34.22M) *	(\$66.1M)

Graph Reflects Current Market Costs and Concept Will Determine the Budget

*9/5 Updated Costs

50% Schematic Design Phase


What Constitutes 9/5 Budget Update? Seismic Costs

Construction Budget	\$63,875,000	
	Based on Current Construction Budget as of 8/1/23	Based on Current Construction Budget as of 9/5/23
	Alten Construction	Alten Construction
Priority 1 - Building Systems (+ Cost of Seismic)	\$35.4M	\$37.3M

TIER TWO SEISMIC COSTS				
Building	Priority One	Priority Two	Priority Three	Total
1 BUILDING A	3,320,524	46,949	0	3,367,474
2 BUILDING B	1,268,350	481,513	164,018	1,913,882
3 BUILDING C	470,407	906,958	0	1,377,366
4 BUILDING H	2,492,119	507,968	175,574	3,175,661
5 GYMNASIUM	375,983	493,437	0	869,420
	7,927,384	2,436,826	339,592	10,703,802

Graph Reflects Current Market Costs and Concept will Determine the Budget
***9/5 Updated Costs**

Engagement During the Design Phase

A group of diverse people are gathered on a sidewalk for a community engagement session. In the foreground, a man with a backpack and a woman are looking at a document. A woman in a yellow shirt and a man in a blue shirt are also looking at a document. In the background, a man in a light blue shirt is standing with his hands on his hips. A woman in a blue jacket is holding a document. A man in a light blue shirt is standing with his hands on his hips. A woman in a black jacket is standing with her hands on her hips. The background shows a street with trees and a building.

Design Phase Engagement



Community Walks

Parents, Alumni,
and Community
Stakeholders

7/31, 8/30, 9/13*



Design Meetings & Focus Groups

Facility Staff,
Students, Alumni,
Community
Stakeholder

Schedule Created
– TB Circulated

McClymonds High School
Community Engagement

Design and Focus Group Meeting Schedule

The following schedule includes dates, times and locations for the McClymonds Modernization Design and Focus Group Meetings. These meetings are designed to gather stakeholder feedback regarding the design concept.

Design Group: Meetings with the Project Architect designed to obtain feedback from Faculty and Staff on design concept(s).

Focus Group: Meetings with the CRC Outreach Team/ OUSD designed to obtain feedback from Parents, Students, and Alumni.

Design Groups		Focus Groups	
SEPT 8 Hosted by HKIT	OUSD Nutritional Services	OCT 5 Hosted by CRC THURS, 6PM - 7PM	Parent / Student Focus Zoom: Code: 838 2703 1078
SEPT 13 Hosted by HKIT	Computer Lab	OCT 7 Hosted by CRC SAT, 9AM-10AM	Alumni Focus Group Zoom: Code: 838 2703 1078
SEPT 14 Hosted by HKIT	B&G Electrical, Alarms, Sprinklers	OCT 7 Hosted by CRC SAT, 10AM-11AM	Parent / Student Focus Zoom: Code: 838 2703 1078
SEPT 15 Hosted by HKIT	Clinic	OCT 10 Hosted by OUSD TUES, 9AM-10AM	Alumni Focus Group Zoom: Code: 838 2703 1078
SEPT 21 Hosted by HKIT	Music	OCT 11 Hosted by CRC WED, 5PM-6PM	Parent / Student Focus Zoom: Code: 838 2703 1078
SEPT 22 Hosted by HKIT	Information Technology (IT)	OCT 12 Hosted by OUSD THURS, 4PM-5PM	Alumni Focus Group Zoom: Code: 838 2703 1078

CONTACT US

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www.ousd.org/mcclymonds

*10/5 – Start of Parent/Alumni/Student Focus Groups



External Program Funding Update

External Program Funding Sources

Supervisor Keith Carson

- a. **State Bond** – Because the Measures OUSD have gone after are local bonds – Supervisor Keith Carson's group said we may have an opportunity to go after State Bonds and they're willing to help
- b. **10/16 Meeting** – Review of McClymonds Programs and Possible Support

Bill Patterson, EBMUD Board Member

- a. Discussing possible funding with State

Ray Bobbit, President, AAGA Developers

- a. Coordinating Meetings w/Athletic Teams
- b. Coordinating Meetings w/Entertainer

Congresswoman Barbara Lee

- a. Notify her office of project and request consideration of possible funding given federal budget allocations (February 2024) and her advocacy of Oakland.



Next Steps

- a. Continue Engagement Meetings
- b. Schematic Design Updates
- c. Funding Sources (Work w/Preservation Partners)
- d. Community/Student/Faculty Site Clean-up

Next Project Advisory (PAC) Committee Meeting

Date: Tues, November 7, 2023 (1st Tues/Mo)

Time: 6pm

Location: McClymonds High School (Library) /
Zoom