



# MCCLYMONDS HIGH SCHOOL

## PROJECT ADVISORY COMMITTEE MEETING

### DESIGN PHASE

**SEPTEMBER 5, 2023**

#### **EXECUTIVE SUMMARY**

During this meeting, Project Advisory Committee (PAC) members engaged in detailed discussions on priorities for McClymonds HS and heard from the project team on the seismic upgrades needed. The session also involved a thorough review of the project budget, exploration of potential funding sources, and an overview of the engagement plan for this current phase.

#### **SEISMIC STUDY & PRIORITIES**

The architects reviewed the seismic study conducted in collaboration with the American Society of Civil Engineers. The study identified that the pool building is structurally sound, allowing the project to prioritize the main building's systems and indoor upgrades. Priorities and options discussed are below:

- **Priority 1 Upgrades:** Updated HVAC, new plumbing, electrical work, and vapor mitigation campus wide.
- **Priority 2 Upgrades:** Target to accommodate a program for 650 students.

Options presented:

- **Option 1:** Right-size classrooms. Proposed Option 1 situates math and science on the third floor, various classes on the second, and collaborative spaces, faculty lounge, administrative areas, project zones, and storage on the first.
- **Option 3:** This option mirrors Option 1 but places classrooms by the auditorium on the first floor, granting access to the courtyard for art classes.

#### **BUDGET**

The total budget for the project is \$ 91.25M. The construction budget itself is set at \$63.88M, with an additional \$27.37M earmarked for mandatory soft costs. This portion of the soft cost budget encompasses various essential elements such as professional contracts, permits, and inspections, ensuring the comprehensive success and compliance of the project.

## **BUDGET CONT...**

During the session, the team reiterated that 70 percent or approximately \$63M is allocated for construction costs. The estimated total construction cost to prioritize all work stands at \$98.1M, which is approximately \$35M more than the current construction budget. Additionally the team noted that addressing critical seismic upgrades alone would require around \$11M.

The discussion went on to include strategies for bridging the \$35M gap in the construction budget for prioritized upgrades. Emphasis was placed on engaging state and federal programs focused on environmental justice. As well garnering potential support from major sports teams and local businesses such as Kaiser and Clorox.

## **NEXT STEPS**

- *October 3, 2023:* The project team will host a Community Input Session where the public will have the opportunity to review proposed updates to interior spaces, building layouts, and gym renovations. Additionally, participants will review proposals for outdoor spaces, including updates on the bleachers.
- *November 7th:* Scheduled PAC Meeting. During this meeting Hood Design, the team responsible for landscaping and greening the exterior spaces, will review outdoor landscape options.

## **CONTACT INFORMATION**

### **General Inquiries & Feedback**

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### **Project Feedback & Questions**

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