



Q&A from McClymonds Project Advisory Committee Meeting

August 1st, 2023

o Yesterday (8/2/23) held preliminary site walk with community.

We will be able to build on this presentation with answers. If do not have definite answers today, will use this to build in future.

Who we are and what part do we play:

o Alten identified CRC to give attention to MCC and students.

o Debrief on 6/6 community input session.

o What we have been asked to do: phone calls to 9-12 grade parents.

o What to do to engage, preferred method of meeting.

Responses to inquiries:

o how \$92mil budget is allocated.

o How to see, is there a design concept and when will construction start.

o Ms. Olugbala asked when construction will start, end,

o Data gathering and concepts start, what we will do over the next 30 days.

How to engage with students and community

o Yesterday was community walk looking at exterior, there will be many more.

o Tonight, there is a Black Family Summit at Tech. Want parents to be able to participate.

o If need to reiterate the info and make phone calls, are willing to do that as well. I will be working with everyone to do that with Ms. Harris, Ms. Hutton, Ms. Davis, etc.

o Have some non-profits in the house.

us to commit to doing more and pitching in.

o Ms. Kim in charge of beautification center

o Keith Carson (Alameda County Supervisor) and Carol Fife (Councilmember for District 3)

Introductions –



Q&A from McClymonds Project Advisory Committee Meeting

August 1st, 2023

- o NW (OUSD Project Manager), BA (Alten), RT (Alten), EA (Alten), LT (CRC), JE (HKIT), RH (HKIT)
- LTH – When we talk about budget and timeline, the Project Managers will be able to give details. Community is part of the team. How working together looks will be based on feedback.
- o Maybe zoom or in person is not best on Tuesday, or weekend. Want to find best time for community. Want to be able to reach out. If that means we have to call people, partner up with parents to call.
- 6/6 was the first meeting first LT/LTH went to, was an eye opener. Needed to talk to people about what happened.
- LT – we learned so much, walking through and talking to everyone, students and teachers. We listened and heard the questions, trying to figure out how to address those questions.
- LTH – architect and engineers had preliminary site visits.
- o Walked grounds with OUSD and Ms. Harris.
- o Alten did 3D scanning.
- o Walked with Coach Tapscott.
- o Data collection.
- o Met with Brian McGhee (community school manager).
- o Architect and Engineer site visit.
- Ms. Assata Olugbala – the document does not match the printout.
- LTH – the presentation on the screen isn't the most recent.
- We talked to parents and guardians, talked to them the next day.
- o Phone logs were given to OUSD and BM. Have to make sure all students are included.

McClymonds Project Advisory Committee

August 1, 2023



Q&A from McClymonds Project Advisory Committee Meeting

August 1st, 2023

Page 3 of 7

o Expressed if want to meet in person or on zoom.

o Selected parents randomly asking if they were willing to commit to PAC. People were happy to be engaged but were not able to commit. Have

Ms. Ginale Harris – can you share that list?

o LTH – asked the district if it’s legal to share that list. Has confidential information, students contact information and family situations.

o Ms. Harris – names are fine, so we know who we are working with.

LTH – exterior site walk. Have detailed slides in presentation. Talks about how much is allocated to construction cost and priority scope. If plumbing has to be addressed, what will be picked.

Ms. Olugbala – important to make clear to parents and teachers that the budget is not written in stone. Can give the message that can ask for more money, and advocate for more money at any time.

o LTH – I’m right with you. Heard what you said yesterday and added to the list. Just because have a certain budget, doesn’t mean can’t ask for more.

LT – On page 11, the top slide, “what can we do now”

o Alan Dones is part of the group. Helping to raise the money. When we see the negative pie chart, can continually ask for more. Help us figure out how to raise the money.

o Alan doing development at Coliseum area and West Oakland.

o Relationships with NBA, MLB, NFL, asking what they can do based on schools’ history.

o Keith Carson willing to let us submit to the county for money.

o We are trying to move some things forward. You might not like the negative number; we are trying to figure out how to close that gap. When they talk about priority 1 or 4, etc. trying to raise the money to close that gap. If cannot raise that money, have to look at that as well.



Q&A from McClymonds Project Advisory Committee Meeting

August 1st, 2023

Ms. Harris – Measure Y was raised based on what we can do for McC. They owe it to this community. The school district owes it to this community. I want it rebuilt; they deserve it. They are not holding them to their word.

Mr. Bill Patterson – Ben could not be here tonight. His strong suit, you have \$91mil here, two other bonds that did not go to MCC.

LT – if it's still there

Ms. Harris – even if it's not.

Mr. Patterson – I have a new element. Under the Trump administration, EPA put forth projects that were never implemented. They had projects that did not go out, funding that should go to environmental justice. I worked on advisory council. That money was appropriated, need to go to congress, get the EPA. You know \$91mil is not going to do what we need.

Ms. Olugbala – other schools didn't have to raise money, the money is already there in Measure Y.

LT – today we need to have that discussion and move forward. Today we are answering the questions.

Ms. Harris – the confusion is that no one has asked to raise the money.

LT – you asked, "Where are we?" And we are here to answer it.

Ms. Harris – it's not us to figure out how to raise the money. It's on them. They lied to the people.

Alan – Ray Bobbitt (Founder of African American Sports and Entertainment Group) ordered us to come down here. Seeing friends here. This is a critical project. I'm a member of the AASEG. Working with City of Oakland and Oakland Coliseum project. It will be a major impact project, will go a long time, and it's important to have folks like us involved. You are in good hands with Alten. There's a

McClymonds Project Advisory Committee

August 1, 2023



Q&A from McClymonds Project Advisory Committee Meeting

August 1st, 2023

Page 4 of 7

tool state legislator put in for advanced infrastructure finance. It's important to have people from this community engaged and pointing them in the direction. McC family and connections, leaders and champions. Want to make sure that meet the most important grandeur. We need you to come out. There could be \$10-15mil more dollars that could benefit McC community, construction project and still have some money to do important things.

LT – we are trying to show some transparency. There are touchy areas, we need to face them and figure it out. Need to use Measure Y money.

LTH – responses to inquiries. Detailed timeline slides on budget.

o Has the design been finalized? Absolutely not. Need to get feedback from students, teachers, and parents.

o Working with parents and teachers, with BM to schedule meetings.

Priority to start with plumbing and HVAC.

Can something be done about the water? Yes.

o Filters were last changed April 4, to be change 8/4. There is a schedule, and Alten has agreed to flush the lines. Those are temporary fixes.

Will adult school be relocated? This is the intention, but don't have the confirmation on when that will happen. We hope to come back with more specific information.

Wood shop will remain on this campus, and the location will likely change.

Will shop and clinic be demolished, and parking moved to street? Arch will talk about that.

Key leaders and alumni will be involved in design. We talked about panels, walk of fame, displays.

Those are examples. Students, teachers, and parents will tell us which ones to include.

School starts 8/7/23.

LT – pie chart with different percentages laid out. Slide 11, page 6. Has percentages broken out. 10% utilities. 5% arch fees. 15% district contingency fees. Ms. Harris asked for the breakout, and we



Q&A from McClymonds Project Advisory Committee Meeting

August 1st, 2023

broke it out. Unlikely that construction budget will change.

Ms. Olugbala – What about change orders?

o EA – when looking at District contingencies, we plan for that. Part of it will cover change orders.

o LT – it's not a hard bid, contractor will go in and design. Those changes and change orders will be in the process.

o Ms. Olugbala – so if go over the 15%, will have to take from another area. Something will be eliminated.

Ms. Harris – this library was \$4mil. The blinds are 60 years old, had to put the money towards a bathroom. They did not change it at all. Where does the money go in a project?

o Ms. Olugbala – the original design was to replace the blinds. The blinds were part of the design, but it came up that bathroom needed to be ADA. Want to make sure that all required work is identified.

o BA – Unforeseen conditions happen. Open wall and find asbestos, we look at how we can value engineer and how we can pay for things. We will do exploratory demolition and look for potential changes. Trying to minimize it to 1-3%, most projects are 10%. Hard with old buildings. We want to expose those and find. The architects can design to that point, so that there are not delays.

o NW – if something like that comes up on this project, we would bring that to you all. For example, if City of Oakland requires us to repair the sidewalks, and it costs X amount of money, we would discuss it in this committee. You would help us make that decision.

McClymonds Project Advisory Committee

August 1, 2023



Q&A from McClymonds Project Advisory Committee Meeting

August 1st, 2023

Ms. Harris – I did research on your company; you have done a terrific job. You look at the money, don't want to spend unnecessarily. This school is 100 years old. Need more than \$91mil to rebuild this school. It costs more than that to rebuild this building that has never been touched. The transparency is important; I don't want to cut anything.

Ken Houston – community advocate, got a phone call from LTH/LT too. Not on this project. Alten does great work. We work with public works, Neli, Chino, Maria. We hire justice involved, sensitive population, from prison and homeless. My mother went to this school, and Maria. We need to have pride when kids come here on 8/7. We will curb appeal the street so when the kids walk up, they will feel proud of history and school. Beautification Counsel.

LTH – we will give the date if anyone wants to participate on that day.

LT – here is the point. We don't know anything about the Measure Y bond, so we heard you. When putting this together, we did not know that this was built on your back. The school district and Perkins Eastman are the brains of the budget. If things were in the low range, we would have \$8mil in the good (left column). If on the high end, \$66mil in the red (right column). Alten has started the analysis, in the middle column. It could go up or down. At least \$30mil in the red. This is where the "What can we do now?" came from. We get that you are saying you were done wrong with Measure Y. It still needs to be community effort so we can understand who to talk to, to get the money, or how to get it. Alan's group, associated with largest entertainment investment group, will use to see if they will be willing to donate money to this project. Talking to Keith Carson, see what program the county has to get closer to closing the gap. We still want outside organizations to give money even if get Measure Y.

EA – we are just getting our arms around this. It's a big project in an old school. We do not know everything yet, but we have data and are walking the site. Without tearing everything up, we are getting estimates of what things can cost. In the Design Build process, we are a team. In most projects, the contractor bids and it costs what it costs. We are working with each other to get these



Q&A from McClymonds Project Advisory Committee Meeting

August 1st, 2023

designs. We will update the budgets, narrow down scope, and broaden as we develop the design.

We have enough experience to get into the ballpark for numbers.

BA – we need to know what the budget is. We need to take this talk about budget into another meeting. We would hate to start something and need more. Start construction in 2025. We have one project that took 14 months to get through DSA. Another was faster. They can't start until we know the budget. This here, we need a separate meeting.

LT – we need to get the budget.

o Ms. Harris – Fremont was allotted \$90mil, project took \$143mil. The district cannot start something and not finish. We can do our designs to \$90mil. I'm going to Facilities Committee meetings, they are not here.

o Ms. Olugbala – there is no school in this district that the school and community has responsibility to raise money. The only time is for reparations. You are telling a black school they have to raise the money. Fremont needed more money, and they got it.

o Ms. Harris – we only had \$60mil, now we have \$91mil.

o Ms. Olugbala – that \$91mil happened because we fought like hell. We won't stop.

o Ms. Harris – if you have more money, can you add more?

o NW – absolutely

BA – want to keep pushing forward.

Ms. Olugbala – parents who are participating right now, their children will not be benefitted.

McClymonds Project Advisory Committee

August 1, 2023



Q&A from McClymonds Project Advisory Committee Meeting

August 1st, 2023

o BA – was talking about that today; it’s always tough.

o Ms. Harris – my son will be graduated.

Community Member (CM) – you are missing out on the alumni. There was a McC gathering at the park that you missed. You should have a delegation passing out pamphlets. Maybe we can put pressure on the school board. Last Saturday in September.

o LT – what would that pamphlet look like?

o CM – “Do you care about this school?” The parents do not care. We the alumni care and know about the greatness of this school.

Mr. Patterson – you have to vote. The same is true of MLB. Bill Russel and Frank Robinson are the only two with a Medal of Freedom. That has weight, want to keep that history alive. We have to get on that highway. There are things that can be done, working on the school itself. Need to give more assistance to K-12. We are not graduating at the state level. The answers to all of the problems are money. You have to go through him. I think I could get you an audience. A lot of our facilities are 150 years old. We are replacing them. We did the largest public works project in the state, bringing the water supply to offset. We have investments underground, bringing water in. Unfortunately, we have a water board at the state level. Think they are the best; they do not know water. They often make decisions; need to be educated around the issue and change. Coach Tapscott says we have a major problem. Doing a major rebuild and where will the students be housed? Put students in two stories while the rest of the project goes on. We are using some of the money that Trump didn’t spend. They were looking for projects that were ready to go. Many of them were pushed out of their homes and are under the freeways. We are trying to encourage people to go in early, and to get people back into housing. It’s not about race, it’s about people’s needs and helping all of the people. I went to McC, I go way back. I am 92yrs old. West Oakland is like a melting pot. We had so many people graduate from here, and go on to serve the state as senators. You need to fasten onto all of these things that have money. We can help these anchors.



Q&A from McClymonds Project Advisory Committee Meeting

August 1st, 2023

o LT – thank you for sharing that history.

LTH – There are four priorities. Ms. Olugbala mentioned Priority 1, we have defined the line items.

EA – replacement of plumbing. Brand new HVAC could also help with vapor mitigation. Seismic upgrades. Carrying budget and costs.

LTH – Priorities 2-4. Items that we want to have included. Looking at the budget, outlining.

JE – health and safety. Improve the structure, HVAC, plumbing. Take down the walls, have the opportunity to not just put back the same way, can improve. Need to plan together. Where the HVAC will go. Second category, what the interior spaces will look like.

JE – next is the outside spaces.

EA – outside is as important as the inside. Have cost on replacing the bleachers. It might move up into Priority 1 because the bleachers are bad. Upgrade scoreboard, lighting, etc.

o Ms. Harris – does that include the box?

o EA – yes, includes press box.

JE – had good questions and comments like wood shop. Last meeting, using words like “Engineering Lab” and “Makers Space.” There will be a wood shop at the school; the question is where it will be. The current building needs a lot of work. Maker Space is right next door (to the Lit Center). Because of cost of old building, might move into this (main) building.

People said that people do not want parking lot on the street,

McClymonds Project Advisory Committee

August 1, 2023

Page 7 of 7

o Ms. Harris – do research on how many shootouts happen on the streets. Those walls protect. There was a shootout while I was outside, and football practice didn’t even pause.



Q&A from McClymonds Project Advisory Committee Meeting

August 1st, 2023

Ms. Olugbala – are we underestimating Priority 1. Electrical, boilers, fire suppression, sewer, ADA access. Could it be that those items come into more spending?

o JE – it’s possible.

NW –there are already investments in the school that we know have already been spent, so we want to make sure that we do not replace what we don’t need to. They are investigating the options based on costs, etc.

Ms. Harris – is it possible to get a list of what has already been upgraded?

o NW – yes, I sent you a spread sheet. Can send again.

JE – to start construction summer 2025, by fall 2024 put drawings into review. As Architect, looking at all requirements. We started before the summer started and want to advance the project. As a team, focused on getting to know facilities and teams. The students aren’t here right now. When they come back, we will know what need to do structurally. Have options for HVAC and plumbing. Will have the 50% Schematic priorities. EA will refine pricing again. September/October will talk about this in future slides. Have feedback and do research. Draw it up, and then EA will price it again. Next year, we will do the second and third part of working on the drawings.

JE – next 30 days. Mid-August, students return. At end of month, will have options for Priority 1.

RH – begun the engagement. Idea of community walks with parents, alumni, community stakeholders. Had walk yesterday. A lot of teachers, talking to teachers, Phys Ed, custodians, admins, alumni. Great to know about this gathering in September.

Scheduling those meetings starting now roughly through the end of September. Hope to finish these meetings, then will have the background to dive in.

LTH – went over this slide. Will post date of beautification council.

Next steps – Engagement meeting, walks, working on conceptual designs.

Ms. Olugbala – the BOE has first meeting tomorrow, I will be there asking for more money.

LTH – if any questions, I am working with the team. Want a response on the phone log.



Q&A from McClymonds Project Advisory Committee Meeting

August 1st, 2023

o Ms. Harris – we just need the names of the parents so can talk and introduce themselves.

BM – Keith Carson’s office, if they did not make it can they?

o LT – Keith Carson representative said she could not get in.

o JT – since there is no one in the building, it’s not safe and need to tell them to get here on time.

o NW – I was downstairs letting people in.

Ms. Harris – 2 questions. Tier 1 says seismic evaluation: what was the outcome? Data collection: what was the data collected?

o JE – seismic checklist for earthquake. Looked at all buildings. Probably no surprise, bleachers and shop are not great. The gym and this building, there are things we would like to address. Next, run calculations to see, “is this something that is significant, or not.” That’s what will come.

o Ms. Harris – it would be helpful to say, “this is non-negotiable, the building will fall on you.”

o JE – looking at priority, we do prioritize structural improvements.

Ms. Olugbala – some city projects have been held up because of cost of materials increasing. Is there a probability that this project will have the same issue?

o BA – have been seeing it flatten out. Lumber goes up in the summer, but the rest is flattening out. The biggest problem is the lead-time.

o EA – since we are here this whole time, can see that coming.

McClymonds Project Advisory Committee

August 1, 2023

Page 8 of 7

o NW – and that’s why JE said will re-price so frequently.

JE – and will take samples of walls and floors, and test.



Q&A from McClaymond's Project Advisory Committee Meeting

August 1st, 2023

o Ms. Harris – will you share those results?

o NW – I will ask. A lot of information is public, will find out what is shared.