Traditional Design-**Bid**-Build Process (What’s NOT being used for McClymonds):

1. Owner (OUSD) Selects Architect
2. Architect Designs Project
   - Scope
   - Concept
   - Construction Documents
   - DSA Submission and Review
3. Owner Selects Low Bid Contractor
4. Contractor Builds Project
   - Remediation
   - Demolition
   - Temporary housing
   - Renovation/Construction

**Pros**
- Project can theoretically be finished under budget.
- Only one set of architects involved.
- The “conventional” way of executing projects.

**Cons**
- Design issues that emerge during construction are owner’s responsibility.
- Owner has greater liability to change orders and cost overruns.
- Project goes to lowest bidder, not most qualified.
# Design-Build and Bridging Architects

## Design-Build Process – the McClymonds process:

1. **Owner (OUSD) Selects Bridging Architect**
   - **Pros**
   - **Cons**

2. **Bridging Architect Defines Scope and Concept.**
   - **Pros**
   - **Cons**

3. **Owner Selects Design-Build Team to Execute Defined Scope for Set Fee**
   - **Pros**
   - **Cons**

4. **Design-Build Team Designs and Constructs Project**
   - **Pros**
   - **Cons**

### Pros
- Design issues are Design-Build Team’s responsibility.
- Owner has greater protection from change orders and cost overruns.
- Owner picks best team, not cheapest.

### Cons
- Multiple architects involved.
- Design-Build Team keeps any savings as profit.
- More unconventional process.
- Less control over design.
Listening Campaign Goals

- Understand future program goals
- Understand key safety and wellness concerns
- Test reactions to various concepts of reuse and/or new construction
- Incorporate perspectives from:
  - Educators
  - Administrators
  - Students
  - Parents
  - Community

November
- Begin to engage stakeholders
- Start collecting technical data
- Launch website

December
- Share analysis findings with project committee
- Outreach campaign
- Prepare for public meeting

Winter Holiday

January
- Conduct public meeting #1
- Share analysis findings with public
- Solicit input on planning concepts

February
- Share concept at public meeting #2
- Static concept display at school

March
- Finalize concept and scope
McClymonds High School Program

- How many students?
- What kinds of classes?
- What kinds of resources?
- What kinds of spaces?
What role in the future?
Appropriate in their current locations?
Public access needed?
Other programs not currently on site to include?

What past investments must be protected?