

Community Meeting #3

Kennedy High School Masterplan

June 2, 2022



HMC Architects



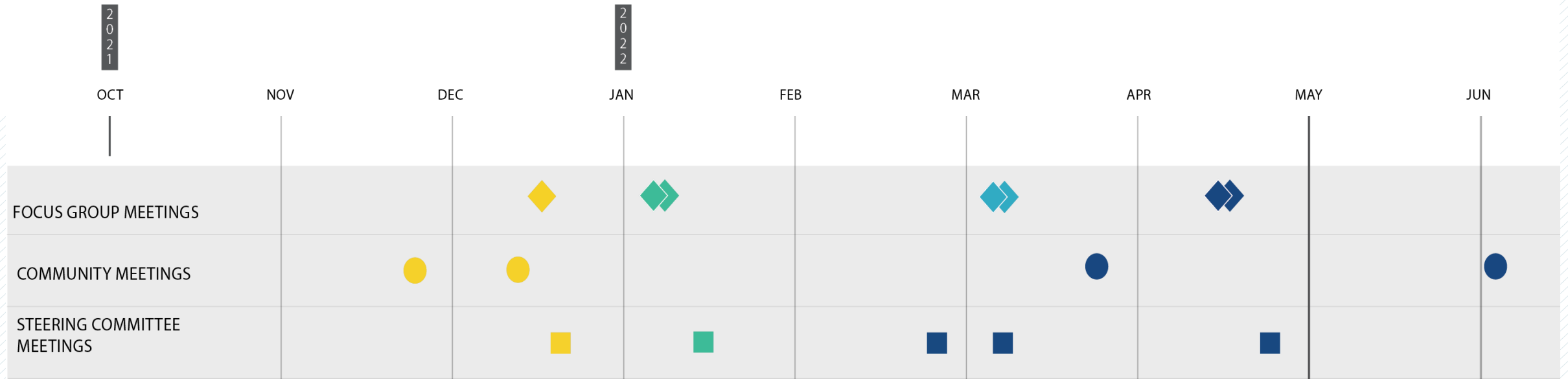
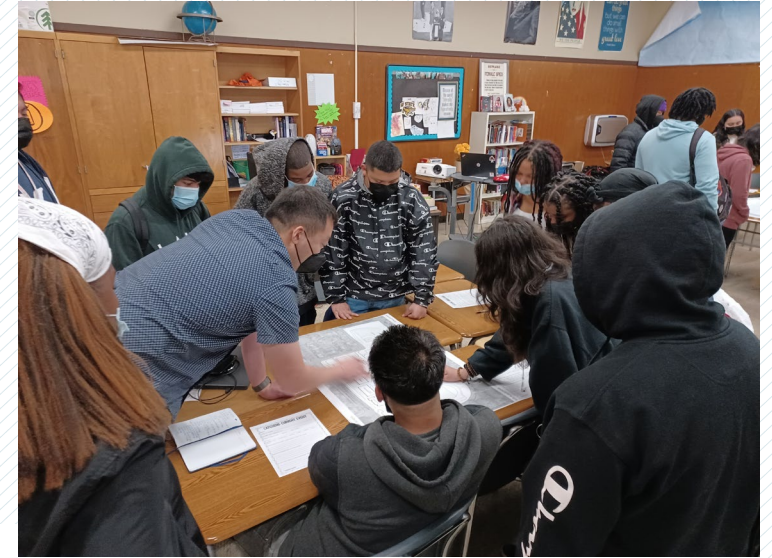
Agenda

Masterplan

Welcome / Introduction
Project Overview
Meeting #1 Recap
Meeting #2 Recap
Process Update
Concept and Cost Review
Closing / Next Steps



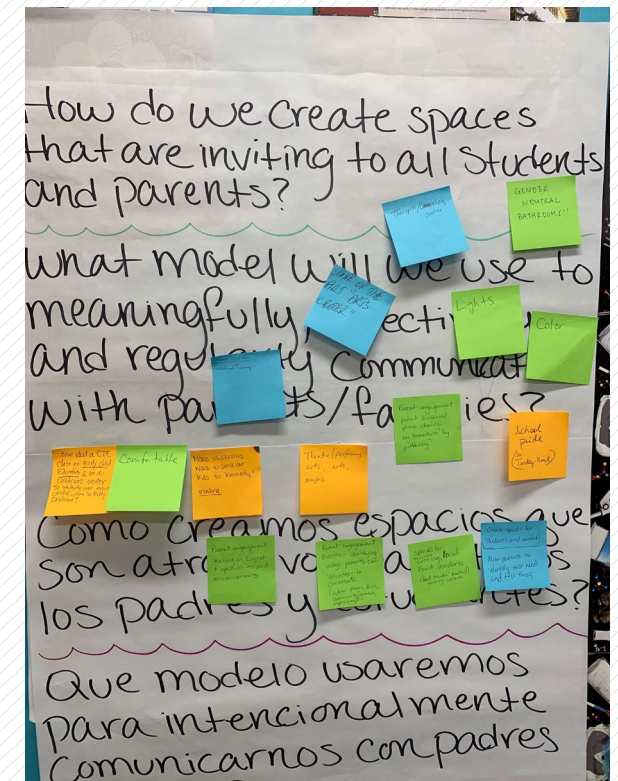
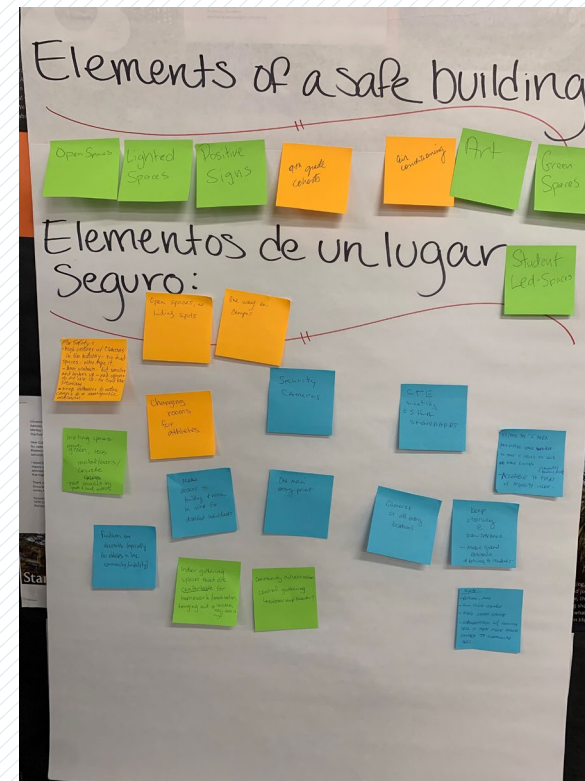
Involvement



Community Meeting #1

Masterplan

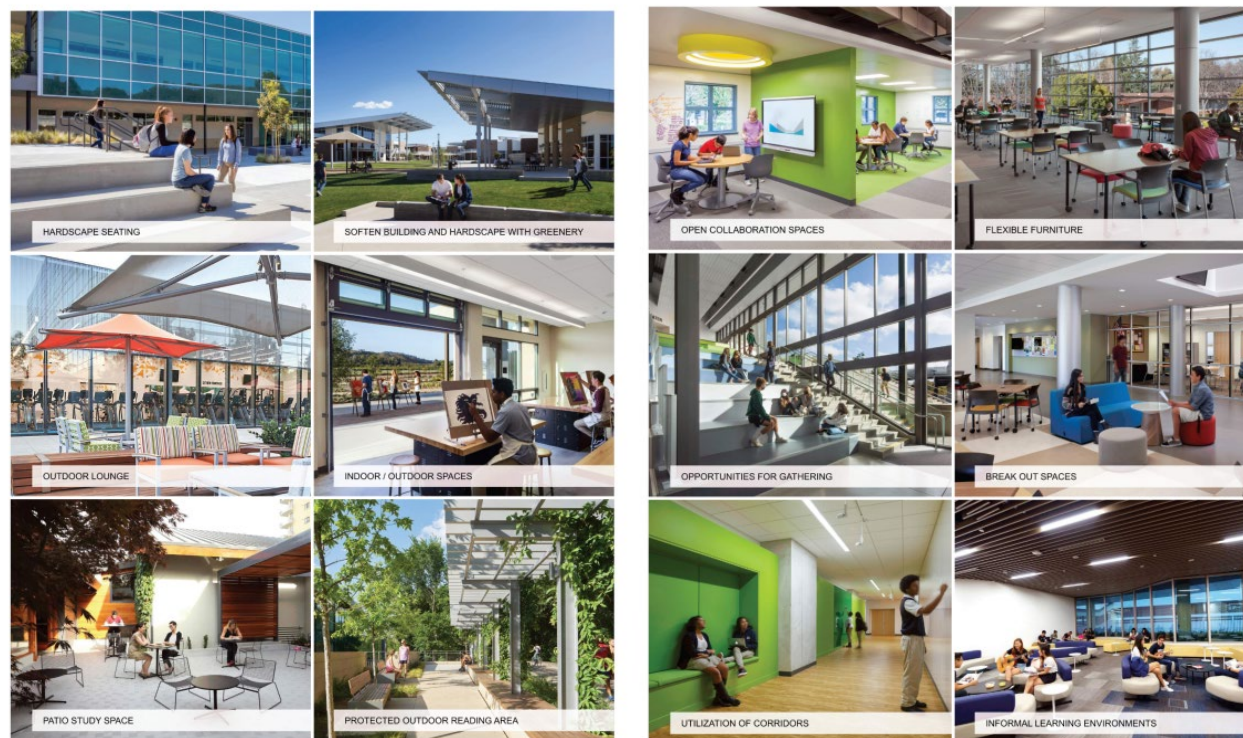
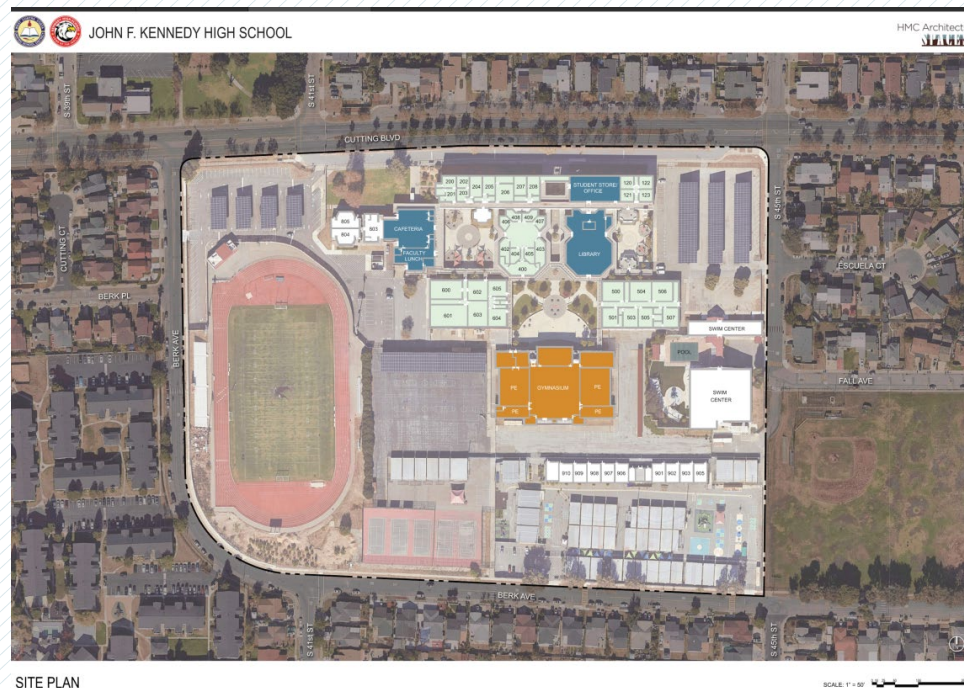
- Safe Buildings
- Student Support – All Students
- College and Career Readiness
- Teacher/Counseling Support
- Community Support



Community Meeting #2

Masterplan

- Activity #1 Inspiration Boards
- Activity #2 Community Influences
- Activity #3 Campus Opportunities



Indoor / Outdoor Connection

John F. Kennedy High School Master Plan
West Contra Costa Unified School District

HMC Architects



Flex Space

John F. Kennedy High School Master Plan
West Contra Costa Unified School District

HMC Architects



Goals and Vision

Masterplan

Campus Goals

Skilled in Technology
On Track for College + Career
Active Community Members
Ready for the Future

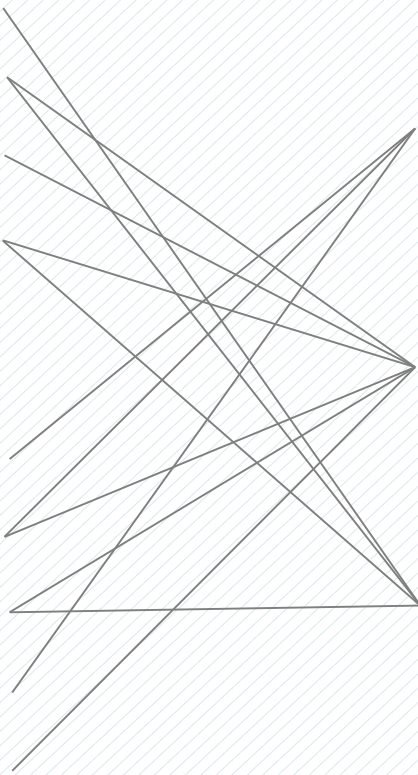
Community Goals

Safe Buildings
Student Support – All Students
College and Career Readiness
Teacher/Counseling Support
Community Support

Safety

Community

Skills



Concepts

Urban Respite

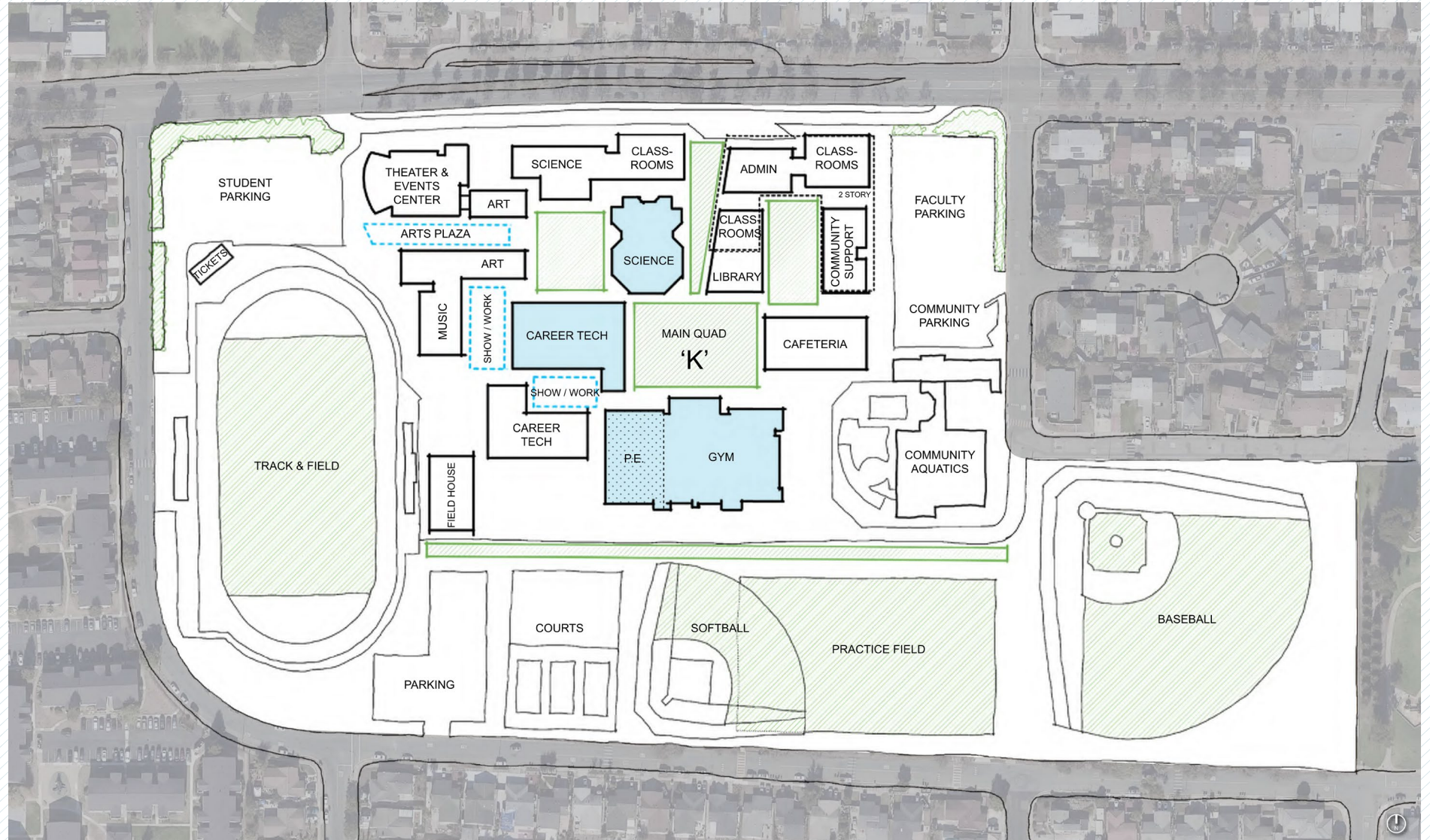


Concepts



Concept A

Renovate



Concept B

Eagle's Nest



Concept C

Soaring Eagle



Cost

	Concept A Renovate	Concept B Eagle’s Nest	Concept C Soaring Eagle
Construction Cost:	\$228 M	\$385 M	\$385 M
Soft Costs:	\$ 85 M	\$104 M	\$104 M
Interim Housing:	\$ 15 M	\$ 15 M	\$ 15 M
Escalation:	\$ 70 M	\$ 88 M	\$ 88 M
Total Project Cost:	\$397 M	\$488 M	\$488 M

Economic Impacts = Inflation, war uncertainty, fuel prices, supply chain, labor and material shortage due to Covid-19

Construction Cost = The “bid price”

Soft Costs = Furniture, technology, project administration, professional fees, District contingency, permit and inspection fees

Interim Housing = Temporary relocation during construction

Escalation = Cost projected to the mid-point of construction in 2026

Challenges

- The Board direction was to imagine Kennedy, Richmond, and Stege sites
- The Re-Imagining Process at both RHS and KHS has resulted in similar cost estimates for both campuses
- Additional facility needs have been expressed which also may impact available funding
- Measure R is \$575,000,000

Next Steps

- We will be presenting the options to the Board for consideration and potential direction