

# Central Administrative Center at Cole Campus

## New Construction and Site Improvements

May 2024

*Project Description: Construction of a new 56,176 square feet (“SF”) two-story administration building to house OUSD Central Office staff.*

### Project Details

**Address:** 1011 Union St. Oakland, CA 94607  
**Delivery Method:** Design Bid Build  
**Original Budget:** \$7 Million  
**Current Budget:** \$57 Million  
**Funding Source:** Fund 21, Bond Measures J, and Y  
**Current Phase:** Construction  
**Budget Expended<sup>1</sup>:** \$41,327,141  
**Project Completion Percentage:** 85%

### High-Level Estimated Project Schedule

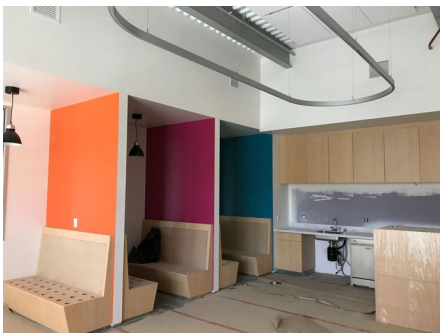
<b>Design Starts:</b>	Q3 (Jul - Sept) 2019
<b>Bidding Starts:</b>	Q2 (Apr - Jun) 2021
<b>Construction Starts:</b>	Q4 (Oct - Dec) 2021
<b>Completion:</b>	Q2 (Apr - Jun) 2024

### Project Team

<b>Architect:</b>	Shah Kawasaki Architects
<b>General Contractor:</b>	Arntz Builders (LBU 56%)
<b>Project Manager:</b>	Elena Comrie elena.comrie@ousd.org
<b>Community Specialist:</b>	Harold Lowe harold.lowe@ousd.org



*Image 1:  
Excavating for telecommunications trench in parking lot.*



*Image 2: Bench seating with accent walls and light fixtures in break room.*

### Project Activities

#### Scope of Work

- Demolition of existing structures including the one-story building, the two-story building, and the one-story portable building.
- Construction of a new two-story building.
- Site improvements include landscaping, new safety fencing, parking lots, and driveways.
- Site Section Reference:
  - Section A = North end of site.
  - Section B = Middle of site.
  - Section C = South end of site.

#### Past Month’s Accomplishments (April 2024)

- Completed pulling access control wire.
- Completed pulling electrical wire for lighting and outlets.
- Completed installing exterior lights.
- Completed drop ceiling tiles at clerestories.
- Completed installing glass panels in Stairs 1 & 2.
- Completed survey & stake for hydrants, light poles, streetlights, curbs, ramps, and flatwork.
- Completed installing and commissioning UPS in server room.
- Pulled AT&T feeder to new server room.
- Carpet tiles delivered.
- Temporary generator installed.
- Completed installing various water lines, backflow preventers, storm drains, and sewer laterals.
- Chlorinated new water lines.
- Completed majority of Remedial Action Workplan.

#### This Month’s Milestones (May 2024)

- Mechanical, electrical, and plumbing commissioning ongoing.
- Procuring glass panels for Stair 4.
- Installing Stair 4 glass panels and handrail.
- Installing cane guards.
- Installation of casework ongoing.
- Preparing to move server from old to new building.
- Installing carpet tiles.
- Installing light pole bases.
- Preparing to disconnect PG&E services from old building.
- Preparing to disconnect EBMUD services from old building.
- Dust monitoring and street cleaning are ongoing.
- Storm water pollution prevention plan is in place and is being monitored.

<sup>1</sup> Data reported as of January 2024.



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*Project Description: Construction of a new 56,176 square feet (“SF”) two-story administration building to house OUSD Central Office staff.*

## Project Activities Continued...

### Cost/Schedule Changes

- Change Order #5: \$889,233.18
- Cumulative Change Order Amount Approved by the Board: \$7,477,747.06
- Cumulative Change Order Percent: 20.92%

### Future Potential Financial Outlook

- Budget increase under review/pending.

*Project Description: Modernization of the campus, improvements and upgrades to building systems, indoor, and outdoor spaces.*

## Project Details

**Address:** 2607 Myrtle St. Oakland, CA 94607  
**Delivery Method:** Progressive Design Build  
**Original Budget:** \$65 Million  
**Current Budget:** \$91.25 Million  
**Funding Source:** Bond Measure Y  
**Current Phase:** Design - Schematic  
**Cost Per Student<sup>1</sup>:** \$344,340 **Enrollment:** 265  
**Budget Expended<sup>2</sup>:** \$1,769,872  
**Project Completion Percentage:** 16%

## High-Level Estimated Project Schedule

<b>Design Starts:</b>	Q3 (July - Sep) 2023
<b>Bidding Starts:</b>	Q1 (Jan - Mar) 2025
<b>Construction Starts:</b>	Q2 (Apr - Jun) 2025
<b>Completion:</b>	Q1 (Jan - Mar) 2027

## Project Team

<b>Architect:</b>	HKIT Architects
<b>General Contractor:</b>	Alten Construction (LBU %: TBD)
<b>Project Manager:</b>	Nicole Wells nicole.wells@ousd.org
<b>Community Specialist:</b>	Harold Lowe harold.lowe@ousd.org



Image 1: Rendering of Potential Main Entrance



Image 1: Rendering of Potential Science Lab

## Project Activities

### Scope of Work

Modernization of the entire campus which includes:

- Building system improvements and upgrades such as replacing the plumbing (lead abatement), seismic upgrades, heating, ventilation, and air conditioning.
- Updates to indoor spaces such as new flooring, wall treatments, updated classrooms, labs, and shops, cafeteria reconfiguration, auditorium refresh, and sports locker rooms.
- Upgrades to outdoor spaces such as construction of a new grandstand, updates to the plaza, basketball and tennis court. Additionally, upgrades to the woodshop and after school program areas and modification of the clinic lobby.

### Past Month's Accomplishments (April 2024)

- Design Development Meetings with various Departments.
- Design Development working meetings with teachers and staff.
- Design Development student outreach and integrated learning opportunities with Engineering Pathway.
- Various Project Service RFPs – Hazmat Selected.

### This Month's Milestones (May 2024)

- Various Project Service RFPs – IOR, Special Testing.
- Initiation of Public Works applications - PGE, EBMUD
- Completion of Design Development and transition into Construction Document Development

### Cost/Schedule Changes

- Change Order #01: \$1,238,252.00
- Increase to Design Build Entity scope of design work due to increased project budget by OUSD Board of Education.
- Approximate Cumulative Change Order Percent: 1%

### Future Potential Financial Outlook

- There is nothing to report at this time.



<sup>1</sup> Cost Per Student is based on October 2023 uncertified Department of Education enrollment data and the total project cost. The Cost Per Student is subject to change based on enrollment changes.

<sup>2</sup> Data reported as of January 2024.