

# The Center: Central Kitchen and Education Center



**Project Address**  
2850 West Street, Oakland, CA

**Architect**  
CAW Architects

**Contractor**  
Overaa/Tulum/Eclipse Electric

**Project Managers**  
John Esposito and Elena Comrie  
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**OAKLAND UNIFIED  
SCHOOL DISTRICT**  
Community Schools, Thriving Students



[www.ousd.org](http://www.ousd.org)

## PROJECT DESCRIPTION

Currently, 3 central kitchens in the District prepare 73% of meals served to students - one kitchen, in particular, prepares 20,000 meals per day in a kitchen facility designed to serve 8,000. Nutrition Services serves 89 Oakland schools (including some charter schools) with a combined enrollment of 38,000 students. More than 70% of students are eligible for free and reduced-price meals. The District currently serves a total of over 6 million meals a year, including breakfast, lunch, snacks, and dinner. The shortage of kitchens equipped with suitable appliances needed to cook meals on site translates to the need for prepackaged meals cooked several days in advance.

The Center will feature:

- 40,000 sq. ft Central Kitchen designed to prepare 35,000 fresh student meals daily. Space will include facilities for receiving and shipping, storage, food-preparation bulk staging, equipment washing, waste treatment, and training and education, as well as 10,000 sq. ft of administrative space .

## UPDATE

General Info: The NTP was issued on January 26 with a start date of February 20, 2018 and completion slated for Fall 2019. Site Security is on-going. Project Team meetings and walk-throughs are being held at the site.

Current Site Activity: Building walls have been poured, cured, and erected. Focus has shifted to sitework including demolition of the concrete casting slabs, and offhaul. Dust abatement equipment in use. Very noisy work with heavy equipment.

Upcoming Site Activity: Cutting in footings. Rough and Fine grade. Offhaul. Moderately noisy work with heavy equipment.

## MILESTONE SCHEDULE

Start Construction	February 20, 2018
Complete Construction	Fall 2019

## Quick Facts

\$43 M Budget, funded by  
Measure J & B Bond

Architectural design of the new Central Kitchen received the Design Excellence Award from California's Coalition for Adequate School Housing and the American Institute of Architects, California Council

Project is expected to create 200-300 construction jobs, with priority given to those who live in Oakland area

Buildings will be green facilities constructed using sustainable building technologies and will feature state-of-the-art equipment and innovations in sustainable materials, food warehousing, and waste management

Students will be able to learn culinary skills from trained chefs and visit the farm to learn about agriculture

# Bret Harte - Turf Field

## PROJECT STATUS REPORT

Date: 7/3/2018

OUSD Project # 16100

DSA App # 01-116628

Status: Construction

### Project Context

Artificial turf fields are excellent for supporting intensive sports activities. The addition of artificial turf fields at Middle Schools will support higher participation in athletics and physical education.

### Project Description/Scope

Replacement of existing asphalt play yard with a 2" synthetic turf field.

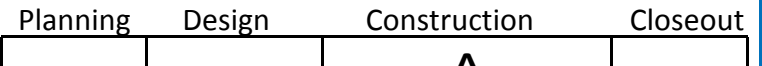
Project Manager Lee Sims  
 Email lee.sims@ousd.org  
 Phone (510) 535-7094  
 Project Support PE  
 Contractor D-Line Constructors, Inc.  
 Architect Verde Design

### Schedule

Planning  
 Design 6/23/2016  
 DSA 7/4/2017  
 Bid 9/25/2017  
 Construction 1/3/2018  
 Completion 5/30/2018  
 Turn Over 6/28/2018

### Funding Sources

Measure B	\$1,400,000
Measure J	\$100,000
<b>Total Funds</b>	<b>\$1,500,000</b>



### Project Budget

Soft Cost (i.e. Architect, Inspector, Testing)	\$250,000
Hard Cost (Actual Construction)	\$1,250,000
<b>Total Budget</b>	<b>\$1,500,000</b>
Spent to Date As of 12/7/2017	\$103,486
<b>Remaining *</b>	<b>\$1,396,514</b>

\* any remaining funds may be reallocated to other bond projects.

### Most Recent Completed Task (Construction Phase)

Project went to bid on 9/25/17.  
 D-Line Construction was low bidder \$1,208,630.00  
 1) Meeting with D-Line & Verde Design on 1/17/18 regarding topo issues.

### Next Step

Punchlist completed and contractor delivered field equipment to 900 High St. Submittals and closeout forthcoming and Notice of Completion to be filed.

### Issues

1. Negotiating off haul on site.. 2. Price contingent upon receipts from offhaul (T & M). 3. Rain days calculated for 51days. Change Order to Board for Extension of Contract. Completion date projected to June 28, 2018.

