

# The Center: Central Kitchen and Education Center

## Project Address

2850 West Street, Oakland, CA

## Architect

CAW Architects

## Contractor

Overaa/Eclipse Electric/Tulum

## 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
- 5,000 sq. ft Education Center housing a teaching kitchen and culinary classrooms that will support Linked Learning career pathways in agriculture, culinary arts, botany, and related fields for kids in grades K-12, and add a new branch to West Oakland's Science, Technology, Engineering, and Math (STEM) Corridor

## UPDATE

New Developer: Overaa/Eclipse Electric/Tulum was selected and their selection and contract has been approved by the Board . Contract and GMP negotiations are in progress. Scheduled for Board Review and Approval Dec. 13.

Bid Schedule: Release of revised bid documents which incorporate field-verified existing conditions: TBD. Submittals #7 (FA & Intrusion) & #21 (loose ends from RFIs, Submittals for inclusion into Contract Documents) have been approved by DSA.

Current Site Activity: The JV Team onsite bid walk and outreach meeting to solicit bids from subcontractors occurred on October 12th, 2017. SWPPP weekly inspections are on-going. Interim GC has completed SWPPP requirements from weekly observation reports. Site clean up of weeds and trash around the site based on community feedback is complete. Security continues during this period until construction resumes.

## Quick Facts

\$55M 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

# New Classroom Building at Glenview Elementary School



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## PROJECT DESCRIPTION

A new modern classroom building will be constructed at Glenview Elementary. The new building will replace the current classroom building. The new classroom building will feature:

Existing main entry and accompanying façade, yard in front of main entry will be repaved. New handicap accessible (ADA) stair lift by stairs will provide accessibility from street level to the main entry doorway. New multipurpose room with new stage, storage under stage for chairs, folding cafeteria tables, and striping for basketball for indoor physical education. Modern and efficient plumbing, electric HVAC, and WiFi systems.

## UPDATE

**Community Engagement.** Project update meetings will be held for the Glenview families and neighbors on 11/13/17 and 11/20/17, respectively.

**Construction.** The retaining wall has been completed. Installation of the 6 foot cap beam mounted chain link fence is scheduled for completion in mid-November. Mass excavation, lime treatment and building pad preparations are scheduled for completion by November 10, 2017

## MILESTONE SCHEDULE

Board approval of leases	June 28, 2017
Board approval of GMP	October 11, 2017

**Project Address**  
4215 La Cresta Ave, Oakland, CA 94602

**Architect**  
HKIT Architects

**Contractor**  
ADCo/Turner/Alten, Joint-Venture

**Project Manager**  
William Newby  
[william.newby@ousd.org](mailto:william.newby@ousd.org)

## Quick Facts

\$47 M Budget, funded by Measure J Bond

Retention of iconic art deco façade and cascading stairs at the corner of Hampel and La Cresta

New building will be modern and meet seismic requirements mandated by the State to protect the safety of students and staff

High performance building will feature good lighting, clean air, and comfortable classrooms to create healthy learning environments for students

Hardwood flooring from the old Multipurpose room will be repurposed in the Lobby of the new building