

Central Administrative Center at Cole Campus

January 2023

[Project Description] New 56,176 S.F. two-story Administration building that will house Oakland Unified School District Central Office Staff. Site improvements: landscaping, fences, parking lots, and driveways on the 2.6-acre site.

Project Details

Address: 1011 Union Street Oakland, CA 94607
Project Type: Design Build
Original Budget: \$57 M
Current Budget: \$57 M
Funding Source: Measures J and Y
Current Phase: Construction

Anticipated Project Schedule

| | |
|----------------------|-----------------------------------|
| Design: | Quarter 4, 2020 |
| Bidding: | Quarter 3, 2021 |
| Construction: | Quarter 4, 2021 – Quarter 3, 2023 |
| Completion | Quarter 3, 2023 |

Project Team

| | |
|----------------------------|--------------------------|
| Architect: | Shah Kawasaki Architects |
| General Contractor: | Arntz Builders |
| Project Manager: | Elena Comrie |



Image 1: Description



Image 2: Description

Project Activities

Scope of Work

- Site improvements including landscaping, fences, parking lots, and driveways on the 2.6-acre site.
- An accessory structure located on the southwest corner of the site.
- Demolition of existing structures including the single-story 6,400 S.F. building, the two-story 44,999 S.F. building, and the single-story portable building.
- The Board approved modification of the existing drawings to only build out the 2nd floor of the 2-story building. The multi-purpose building was also removed.

Project Completion Percentage

- As Of Date:
- Overall Project Completion: XX percent
- Budget Expended: XX percent

Past Month's Accomplishments:

- Final grading for building pad was completed.
- Main building infrastructure was completed.
- Pre-construction meeting for solar initiative and solar energy was conducted.
- Storm Water Pollution Prevention Plan is in place and is being monitored.

Next Month's Milestones:

- Dust monitoring and street cleaning is ongoing.
- Lay out and trench work will be completed for site utilities, storm drain, electrical, plumbing and elevator pit.

Cost/Schedule Changes:

- Change Order #1: [Description], [date], [change to schedule/impact on project]

Future Potential Financial Outlook:

- [Description]