

Central Administrative Center at Cole Campus New Construction and Site Improvements

Q1 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 Expended¹: \$39,781,650
Project Completion Percentage²: 80%

Estimated Project Schedule

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

Project Team

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



Data infrastructure installation (January 2024)

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.

Accomplishments

- Pressure nozzle testing required for envelope commissioning was completed.
- Energization: PG&E installed permanent primary power.
- The long-lead UPS (Uninterruptible Power Supply) for the Server Room was delivered.
- Rooftop mechanical equipment was installed via crane.

Upcoming Work

- Isolation transformers will be delivered and connected.
- Install elevators (2).
Install camera system.
- PG&E gas services to be disconnected at old Cole building.

Cost/Schedule Changes

- Change Order #4: \$2,315,466.06
- Board approved cumulative change order amount: \$6,588,513.88
- Approximate Cumulative Change Order Percent: 18.43%

Future Potential Financial Outlook

- Budget increase under review/pending.

¹ Data reported as of March 2024.