

PROJECT HIGHLIGHT – HIGH SCHOOL, NEW CONSTRUCTION

THE COLLEGE PREPARATORY SCHOOL OAKLAND, CALIFORNIA

The KSD Group was selected as the project manager in November 2008 by The College Preparatory School, a private high school located in Oakland, to construct new structures and improvements on campus. The project was put on a temporary hold due to funding and resumed in February 2010. The project was comprised of two phases, with the first phase completed in September 2011. Construction of Phase I consisted of constructing a new 6,140 square foot World Languages Building comprised of offices and eight classrooms, a 786 square foot History Classroom Building comprised of two classrooms, new hardscape improvements, and landscaping. The front of campus entry was improved to include widening the drive access, a new curb/gutter, gravel pathway and site lighting. Phase II will include a new English Classroom Building, a Performing Arts Center and onsite improvements, including a bridge, pedestrian walkway, and landscaping.



There were several ongoing challenges to overcome: 1) to build on a site that was formerly a ravine with steep slopes and limited access; 2) to control both surface and underground water via proper civil design; 3) to decrease the overall budget by about \$1,500,000 without compromising the architectural design or decreasing area; and 4) to allow classes to resume elsewhere on campus by minimizing disruptions to the students and staff during construction. Subsurface water discovered during excavation was reclaimed by means of a complex water reclamation system. The 14,000 gallons of reclaimed water produced from the new system is used to irrigate the campus landscaping and to operate two new water closets.

The intent was to incorporate several LEED energy conservation features in the design and construction of the new classroom buildings, but not to obtain the certification. The architect used the LEED checklist in design of the structures – the owner/architectural/construction team reviewed the features and consequential construction costs before implementation to ensure they were within the project budget and did not impact the construction schedule.



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Location:

6100 Broadway, Oakland, CA

Client:

The College Preparatory School

Architect:

Ratcliff Architects, Emeryville, CA

General Contractor:

Oliver and Company, Richmond, CA

Completion:

September 2011

Constructed Value:

\$5.8 Million