

PROJECT HIGHLIGHT – RETAIL CENTERS

FRUITVALE STATION OAKLAND, CALIFORNIA

The KSD Group provided preconstruction and construction management services on the development of a 159,100 square foot, 8-acre shopping center located east of Interstate 880 in the City of Oakland.

Tenants in the center included a 60,000 square foot Lucky, 30,000 square foot Office Depot, 13,000 square foot Parts USA, 20,000 square foot MacFrugal's, 9,000 square foot Boston Market, and 8,600 square feet of small retail space plus three pad sites.

KSD oversaw shell building and onsite construction, including underground utilities, tie-in to offsite improvements, and landscaping and irrigation. The scope of the work also included coordination with the offsite contractor, various tenant improvement contractors, coordination with improvements at the adjacent Lazaar School, as well as City of Oakland and other agencies having jurisdiction over the work.

KSD had full construction management responsibilities, which included document review and preparation, bidding and contract award, contract writing and administration, estimating, value engineering, scheduling, hands-on field supervision during construction, quality control, and financial reporting and cost control. KSD has also acted in the client's behalf in coordinating the tenant lease exhibits and build-outs.



Location:

29th Avenue and Fruitvale Avenue
Oakland, CA

Client:

Del Monte Plant 237 Associates, LLC,
San Leandro, CA

Architect:

Stark/Miers/Scott, Sacramento, CA

General Contractor:

Nibbi Brothers, San Francisco, CA

Completion:

1997

Constructed Value:

\$8.2 Million