



TCCCP East Bay Traction Power Facilities

Staff Recommendation to Award Contract 15EK-103

August 13, 2026 | BART Board of Directors Meeting



Agenda

TCCCP Program Overview

Purpose

Project Site Overviews

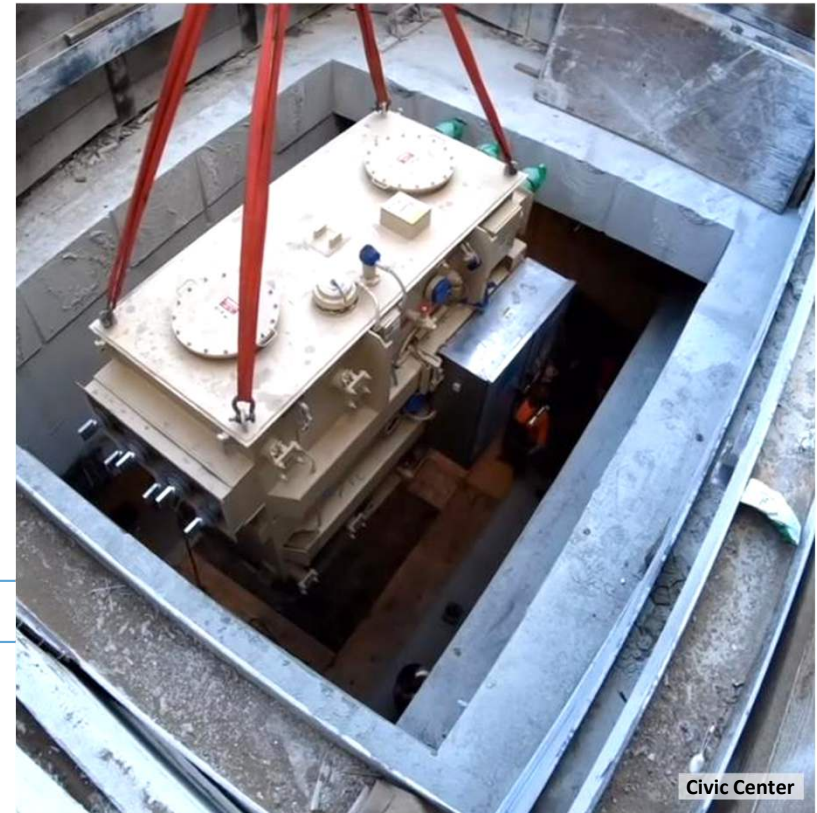
Permits, Agreements & Procurement Process

Bid Analysis

Current Market Conditions

Construction Timeline

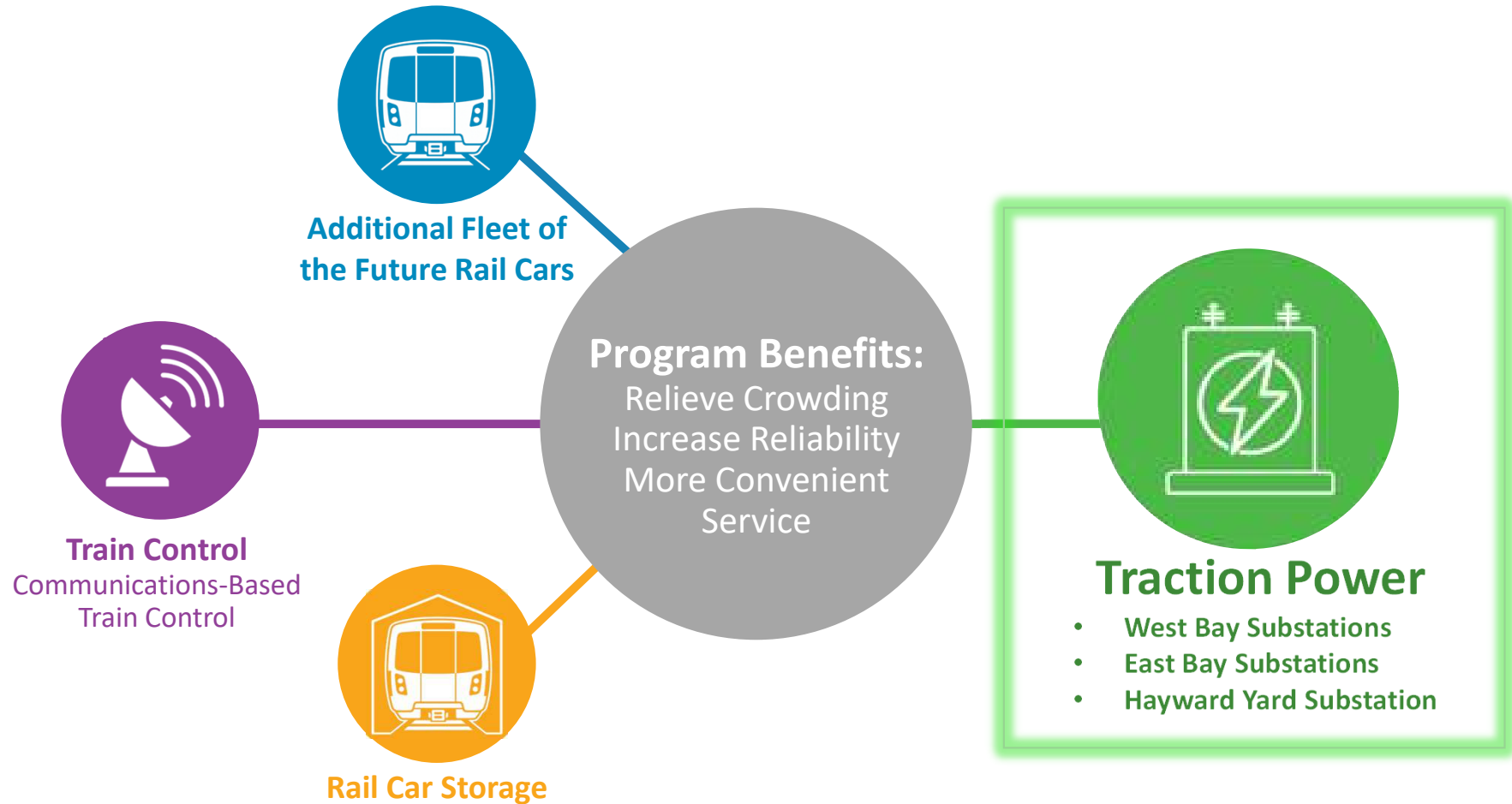
Recommendation to the Board



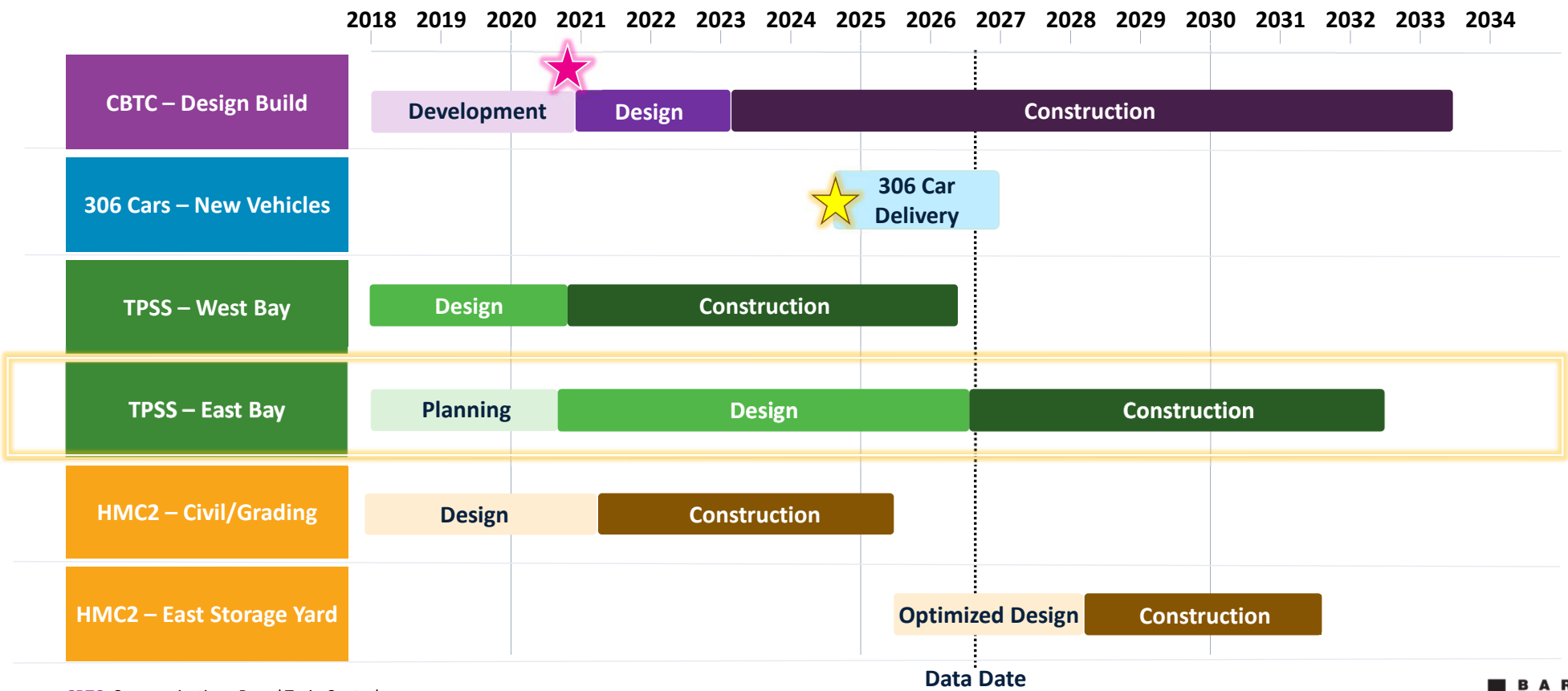
Civic Center

BART
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Transbay Corridor Core Capacity Program (TCCCP) Overview



Overall Core Capacity Program Schedule

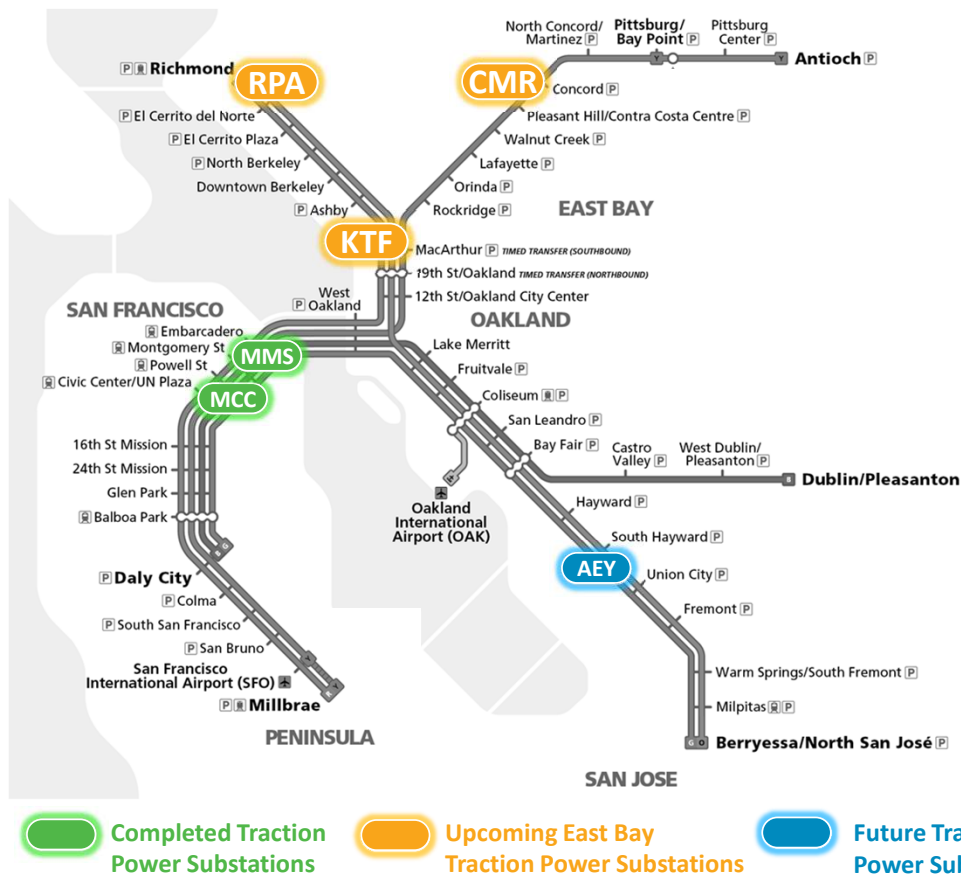


CBTC: Communications-Based Train Control
TPSS: Traction Power Substations
HMC2: Hayward Maintenance Complex 2

★ FFGA Date ★ Commencement Date



Purpose



Project Scope

- Procure, install, test, and commission three new traction power substations at East Bay

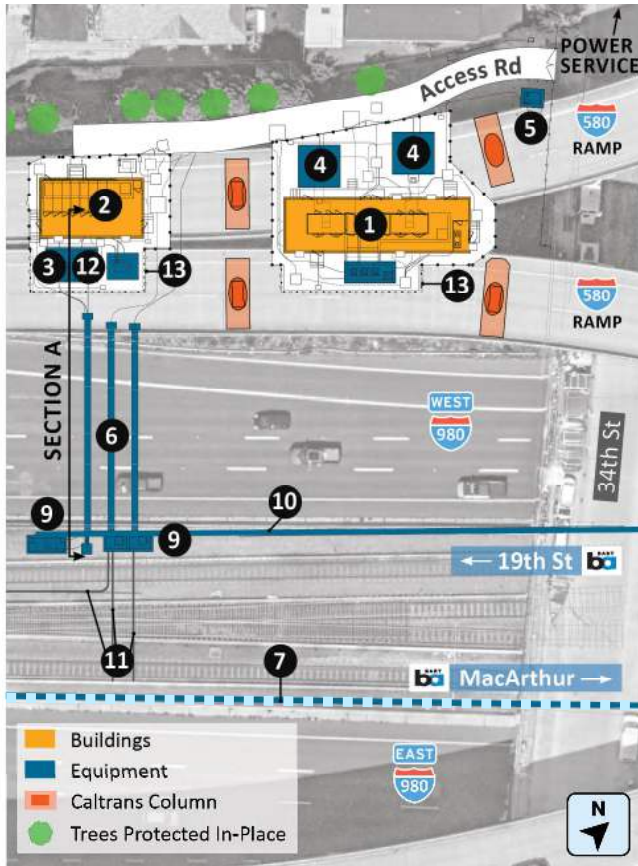
Locations

- KTF** Downtown Oakland, 34th Street Substation
- CMR** Concord, Minert Road Substation
- RPA** Richmond, Portola Avenue Substation

Project Need

- Improved system reliability and Traction Power stability
- Greater redundancy when adjacent substation is unavailable
- Supports CBTC capacity and headway
- Modern equipment, remote control and monitoring
- Replacement of aging Traction Power infrastructure
- Strengthens power reliability through critical Oakland Wye
- Two sets of transformer resilience at KTF, CMR and RPA substations

KTF (Downtown Oakland Substation)

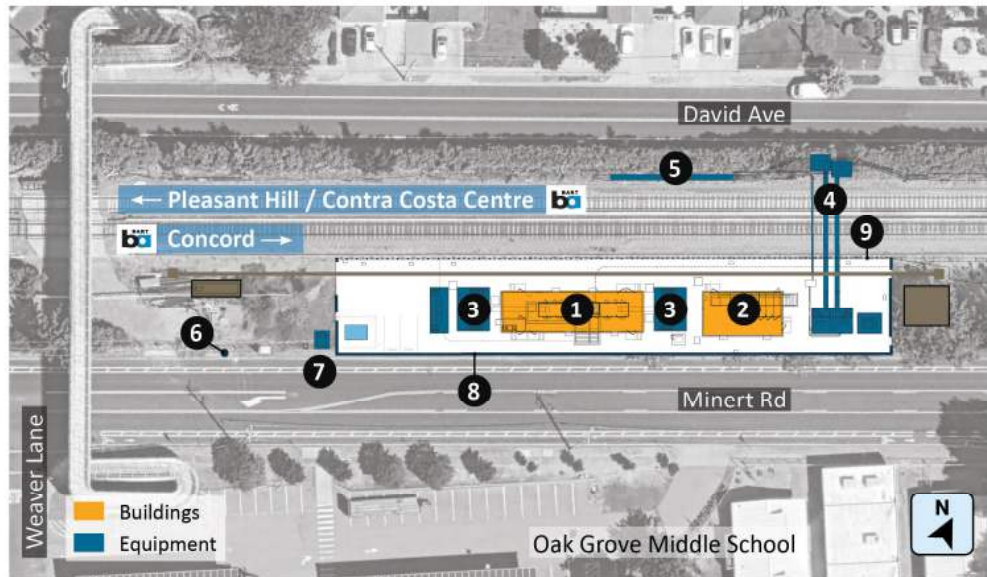


SECTION A

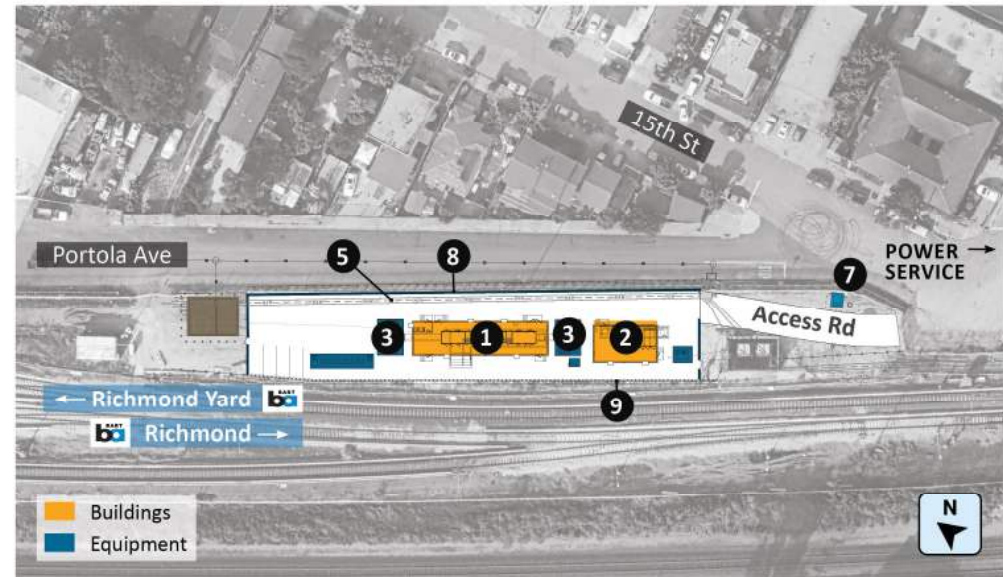
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|----------------------------------|------------------------------------|---|
| 1 DC House | 6 Jack and Bore Conduits | 11 Traction Power Ductbanks |
| 2 AC House | 7 34.5kV Cable Construction Bypass | 12 Cable Vault |
| 3 34.5kV Elbow Boxes | 8 Existing Utilities | 13 Non-Conductive Fence on Retaining Wall |
| 4 5MW Traction Power Transformer | 9 AC & DC Traction Power Vaults | 14 BART Fence |
| 5 Utility Transformer | 10 34.5kV Traction Power | |

CMR (Concord Substation) & RPA (Richmond Substation)

CONCORD, MINERT ROAD SUBSTATION (CMR)



RICHMOND, PORTOLA AVENUE SUBSTATION (RPA)



- | | | | | |
|------------|----------------------------------|-------------------------|------------------------------------|------------------------|
| 1 DC House | 3 5MW Traction Power Transformer | 5 34.5kV Cables | 7 Utility Transformer | 9 Non-Conductive Fence |
| 2 AC House | 4 Jack and Bore Crossing | 6 Utility Service Point | 8 Concrete Masonry Unit (CMU) Wall | |

Permits & Agreements

FEDERAL / ENVIRONMENTAL

National Environmental Policy Act (NEPA) Clearance

- Categorical Exclusion (CE) under the TCCCP Program

STATE APPROVALS

Caltrans Agreements & Permit

- Joint Use Maintenance Agreement (JUMA)
- Cooperative Agreement
- Encroachment Permit
- Office of State Fire Marshal Review / Coordination

UTILITY + LOCAL AGENCIES

Service Agreements & City Permits

- PG&E Service Agreements
- Oakland Obstruction Permit
- Richmond Encroachment Permit
- Concord Street Use Permit

Coordinating Agencies

Federal / State



Federal Transit
Administration



Utility / Local



Pacific Gas and
Electric Company



CITY OF
OAKLAND



Procurement Process



Downtown Oakland, KTF Site



Concord, CMR Site



Richmond, RPA Site

- ✓ Biddability and Constructability – Fall 2025
- ✓ Outreach to Substation Vendors – Fall 2025



Industry Outreach – Fall 2025

- Solicited input from industry vendors to validate market interest and delivery approach.
- Gathered input on constructability, site constraints, and vault access.
- Discussed I-980/Caltrans Right of Way access, traffic control, and staging needs.
- Reviewed substation equipment lead times and supply-chain considerations.
- Incorporated contractor feedback into bid phasing and testing/commissioning.

- ✓ Advertisement Date – January 5, 2026
- ✓ Pre-Proposal Conference – January 20, 2026
- ✓ Site Walks – January 27 & 28, 2026
- ✓ Number of Bid Inquiries – 231
- ✓ Addenda Released – 7
- ✓ Bid Opening – April 28, 2026

Bid Analysis

- Two (2) General/Prime Contractors Submitted Bids
- Low Bid 22% Above Engineer's Estimate
- **Largest Variance concentrated in Traction Power Facilities**

Bid Result Summary

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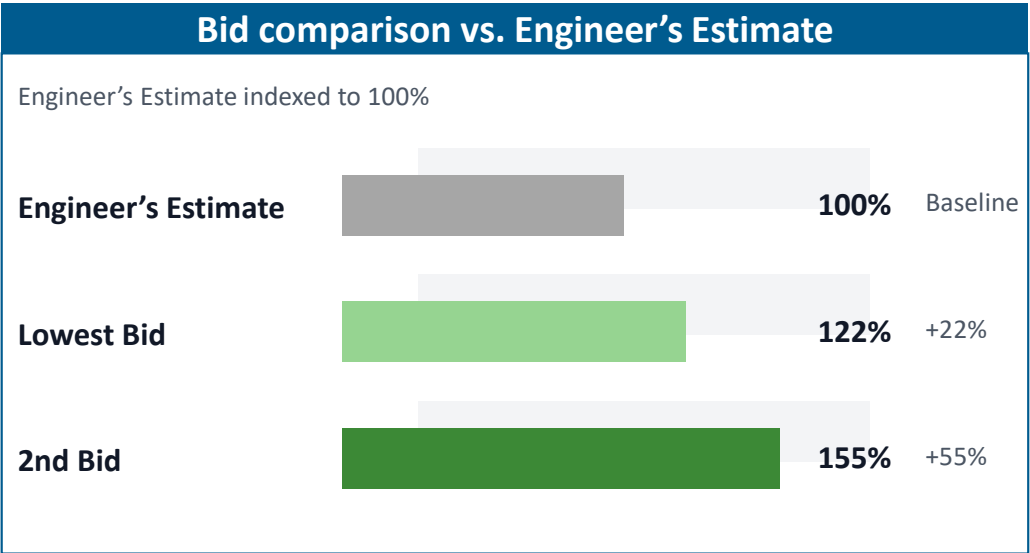
General / prime contractors submitted bids

\$28M

83% variance in Traction Power Facilities

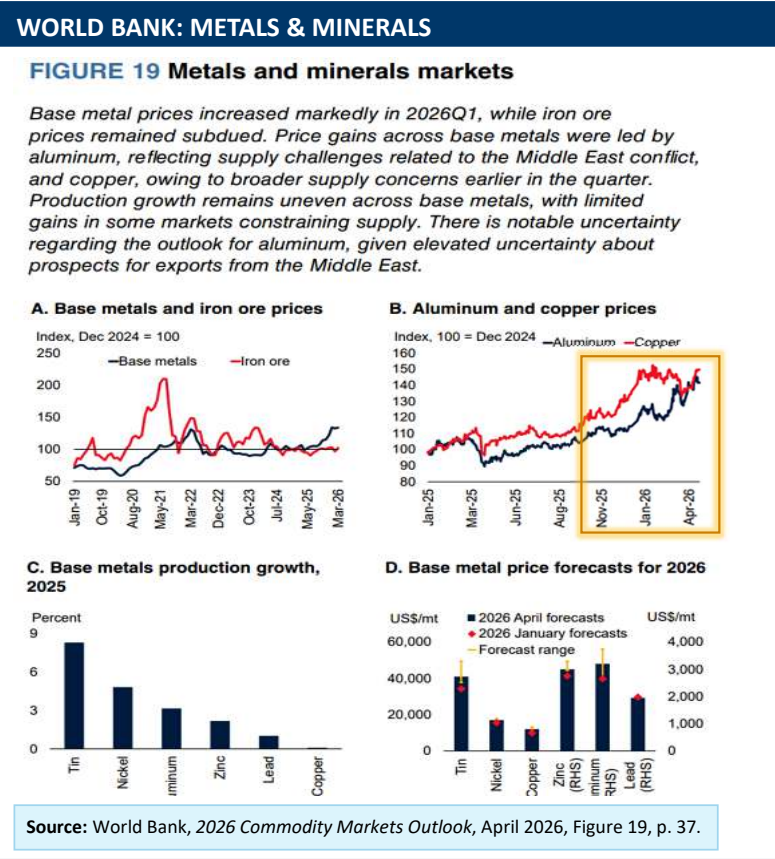
Bid Reviews

- Bid responsiveness and reasonableness
- Estimate variance by major scope category
- Current market conditions before award



Current Market Conditions

Construction pricing remains exposed to materials volatility, tariff actions, and supply-chain constraints.

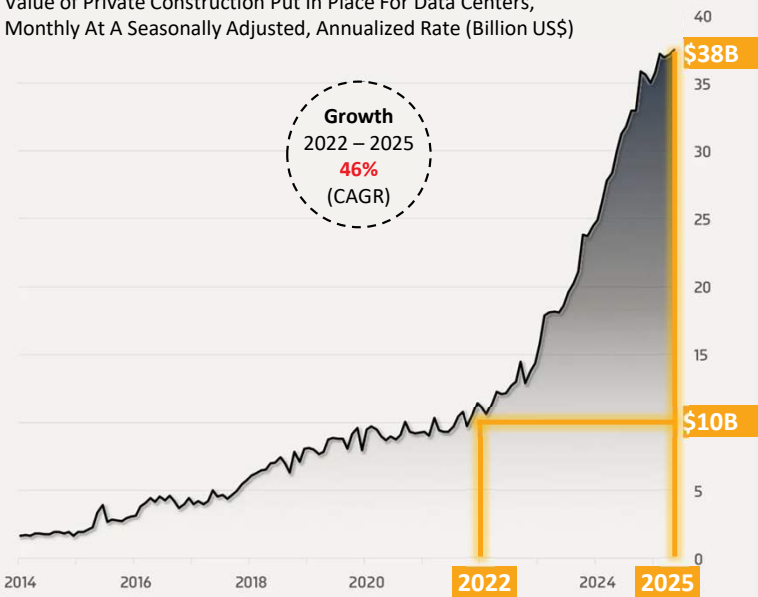


Current Market Conditions

U.S. Private Construction Spending on Data Centers

U.S. Data Center Construction Spending Surges with AI Demand, Remains Elevated in 2025

Value of Private Construction Put In Place For Data Centers, Monthly At A Seasonally Adjusted, Annualized Rate (Billion US\$)



Source: U.S. Census

www.econovis.net

@econovisuals

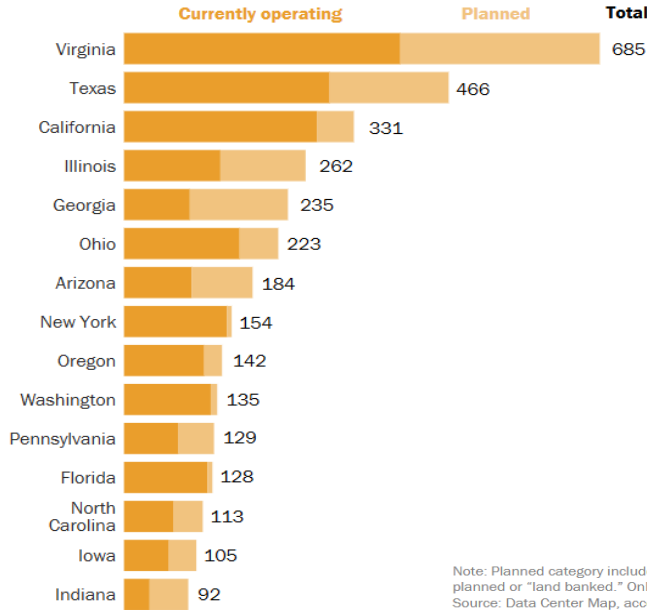


Source: U.S. Census Bureau, Econovis/Voronoi, July 2025

Operating and Planned Data Centers

Virginia, Texas and Georgia lead the country in planned data centers

Number of data centers in each state, by operating status

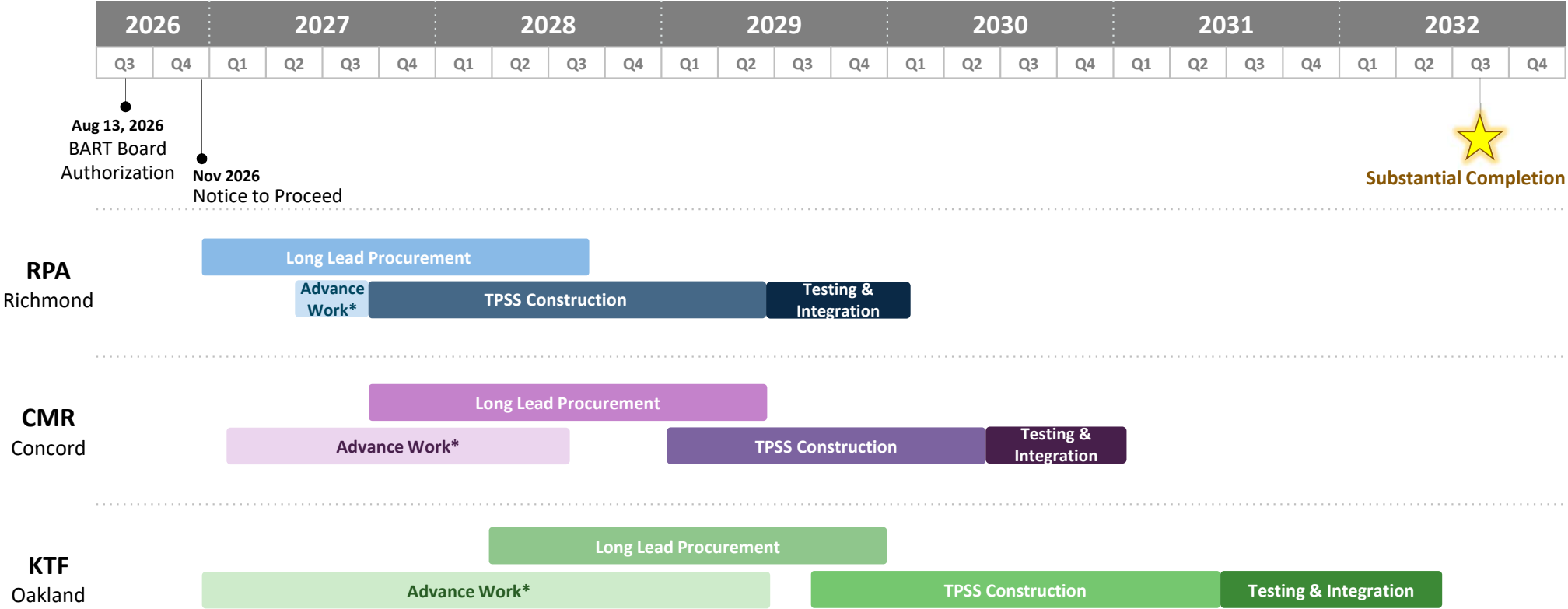


Note: Planned category includes data centers listed as "under construction," planned or "land banked." Only the top 15 states by total are shown.
Source: Data Center Map, accessed Feb. 19, 2026.

Source: Pew Research Center, Most New Data Centers in the U.S. Are Coming to Rural Areas, April 13, 2026.



Construction Timeline



Recommendation to the Board

Authorization for the General Manager to award Contract No. 15EK-103 for construction of three new Traction Power Substations located in Concord, Oakland, and Richmond to DMZ/Comstock JV for the bid amount of \$191,304,958.30.

Thank You

