



EXECUTIVE DECISION DOCUMENT

GENERAL MANAGER APPROVAL: DocuSigned by: <i>Michael Jones</i> 47000790F2D7463...		GENERAL MANAGER ACTION REQ'D:		
DATE: 11/20/2025 11/25/2025		BOARD INITIATED ITEM: No		
Originator/Prepared by: David Silva Dept: PM/CM - Facilities Signature/Date: DocuSigned by: <i>David Silva</i> 7C1ECBD3A2C842F... 11/24/2025	General Counsel DocuSigned by: <i>Amelia Sandoval</i> 2528C067C44147D... 11/24/2025 []	Chief Financial Officer Signed by: <i>Stephen Beach</i> 7D9A7C6E7348456... 11/24/2025 []	District Secretary DocuSigned by: <i>Robert Franklin</i> AFF4529E1F0D45C... 11/25/2025 []	BARC DocuSigned by: <i>Shane Edwards</i> 8128A2EB2F014F3... 11/24/2025 []

Execute Contract Amendment for Guaranteed Maximum Price for Contract No. 6M4861 Progressive Design-Build of BART Police Department Headquarters

PURPOSE:

To obtain Board authorization for the General Manager to execute a contract amendment for the Guaranteed Maximum Price (GMP) to Contract No. 6M4861, Progressive Design-Build of BART Police Department Headquarters Project, with Swinerton Builders.

DISCUSSION:

In August 2024, the BART Board of Directors authorized the General Manager to award Contract No. 6M4861 in the amount of \$8,529,284 to Swinerton Builders to begin the programming phase for the Progressive Design-Build of the BART Police Department Headquarters at 2000 Broadway, Oakland. In addition, the Board authorized the General Manager to execute change orders for the project design, early trade packages and GMP to complete the project in an aggregate amount not-to-exceed \$83,430,000.

During design, a thorough study of the existing building was performed which identified additional needs for BPDHQ to be considered an essential services facility. These include remediation of additional unanticipated hazardous material as well as improvements to geotechnical, structural and security elements to ensure the building remains operational after a significant seismic event.

FISCAL IMPACT:

The additional authorization in the amount of \$9,040,716 for Contract No. 6M4861 for the completion of the Progressive Design-Build of the BART Police Department Headquarters contributes to Fiscal Year 2026 – Safety & Security planned expenditure amount of \$10,945,619.40.

The table below lists funding assigned since project inception date of 11/01/2023.

Funding Sources				
Project	Project Description	Fund Group	Fund Description	Amount
17AY001	BART Police Headquarters BPDHQ	BART	Measure RR Bond	26,500,000
17AY001	BART Police Headquarters BPDHQ	BART	TIFIA Loan	146,500,000
17AY001	BART Police Headquarters BPDHQ	Federal	US Department of Transportation	450,000
Total Project Funding				173,450,000

As of November 20, 2025, the table below lists the current budget of the project:

Project	Budget	Expense	Encumbrance	Pre-Encumbrance	Available Budget
17AY001	173,450,000	45,284,094	22,588,792	1,771,560	103,805,553
Total Budget	173,450,000	45,284,094	22,588,792	1,771,560	103,805,553

The total budget for this project is \$173,450,000. BART has expended \$45,284,094, committed \$22,588,792, and reserved \$1,771,560 to date. This action will commit \$9,040,716 leaving an available fund balance of \$94,764,837, in the fund sources for this project.

The Chief Financial Officer certifies that funds are currently available to meet this obligation.

This action is not anticipated to have any Fiscal Impact on unprogrammed District reserves.

ALTERNATIVES:

Not authorizing the General Manager to execute contract amendment will prevent implementation of security and functionality enhancements as well as essential service features.

RECOMMENDATION:

It is recommended the Board adopt the following motion.

MOTION:

Authorization for the General Manager to execute a contract amendment for the Guaranteed Maximum Price to Contract No. 6M4861 for the Progressive Design-Build of BART Police Department Headquarters in an amount not-to-exceed \$9,040,716 to Swinerton Builders.