



EXECUTIVE DECISION DOCUMENT

GENERAL MANAGER APPROVAL:		DocuSigned by: <i>Michael Jones</i> 47000790F2D7463...		GENERAL MANAGER ACTION REQ'D: Approve and Send to Board	
DATE: 3/18/2026		4/16/2026		BOARD INITIATED ITEM: No	
Originator/Prepared by: Mohamad Fararjeh Dept: PM/CM - Facilities		General Counsel		Chief Financial Officer	
DocuSigned by: <i>Mohamad Fararjeh</i> 86D78DA0C84E942E...		DocuSigned by: <i>Amelia Sandoval-Smith</i> 2528C067C44147D...		Signed by: <i>Joseph Beach</i> 7D9A7C6E7348456...	
Signature/Date: 4/15/2026		4/15/2026		4/15/2026	
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				District Secretary	
				DocuSigned by: <i>Robert Franklin</i> AFF4529E1F0D45C...	
				4/16/2026	
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				BARC	
				DocuSigned by: <i>Sylvia Lamb</i> D00DF55389F4A3...	
				4/15/2026	
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Award Contract No. 17BY-110B, Installation of New UPS System in LMA Building

PURPOSE:

To obtain Board Authorization for the General Manager to award Contract No. 17BY-110B for the Installation of two New Uninterruptable Power Supply (UPS) Systems in Lake Merritt Administration (LMA) Building, to Blocka Construction, Inc. of Pleasanton, CA for the Bid amount of \$12,965,863.00.

DISCUSSION:

This Contract is to provide and install two (2) 300kVA UPS systems at the LMA facility, including but not limited to associated electrical, mechanical, civil, architecture, structural and communication infrastructure. The work scope includes the retrofitting and integration of new electrical, mechanical, UPS and battery rooms, HVAC (heating, ventilation, air conditioning) systems, fire alarm and fire protection systems in the existing LMA building.

The existing 450kVA UPS system at Metro Center Building (MET Bldg.) is reaching its end-of-life expectancy and needs to be replaced with a more reliable and modern system.

On February 19, 2026, the District provided Advance Notice to one hundred-twelve (112) prospective bidders and six (6) Plan Rooms. The Office of Civil Rights performed an additional advanced notice to 1,310 small businesses via B2GNow.

On February 20, 2026, the Contract was advertised in local publications. A total of twenty (20) firms downloaded the Contract Documents from the District's Vendor Portal, each of

whom received an electronic version of the Contract book. A pre-Bid meeting was conducted via ZOOM teleconference on March 4, 2026, with six (6) prospective Bidders in attendance.

One (1) bid was received and publicly opened on March 24, 2026.

Tabulation of the bid, including the Engineer’s Estimate, is indicated as follows:

Bidder	Bid Amount
Blocka Construction, Inc. Pleasanton, CA	\$12,965,863.00
Engineer's Estimate	\$13,270,428.00

Staff has determined that the apparent low bidder, Blocka Construction, Inc., submitted a responsive Bid. Staff also has determined that the total Bid Amount of \$12,965,863.00 is fair and reasonable. Additionally, Staff has determined that Blocka Construction, Inc. is a responsible bidder.

This Contract was advertised pursuant to the District’s Disadvantaged Business Enterprise (“DBE”) Program requirements. The Office of Civil Rights is utilizing DBE-neutral efforts; therefore, no DBE participation goal was set for this Contract.

This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Cal. Code Regs. Title 14 section 15301 - Existing Facilities.

FISCAL IMPACT:

The \$12,965,863 authorization to award Contract 17BY-110B for installation of two new UPS Systems and associated infrastructure in LMA Building to Blocka Construction, Inc. contributes to Fiscal Year 2026 – Service & Capacity Enhancement planned expenditure amount of \$706,511,385.

Funding for all phases of this project is broken down by the following sources:

Funding Sources					
Project	Project Description	Fund Source	Secured/ Allocated	Secured/ Unallocated	Amount
17BY001	New UPS System LMA Building	Federal FTA	\$7,882,000		\$8,282,000
17BY001	New UPS System LMA Building	BART Operating To Capital	\$1,370,500		\$1,370,500
17BY001	New UPS System LMA Building	LPP		\$1,615,000	\$1,615,000
17BY001	New UPS System LMA Building	State TIRCP		\$12,900,000	\$12,900,000
Total			\$9,252,500	\$14,515,000	\$23,767,500

As of March 25, 2026, the table below lists the current budget for the project:

Project	Budget	Expense	Encumbrance	Pre-Encumbrance	Available Budget
17BY001	23,767,500	2,179,144	112,290	0	21,476,066
Total Budget	23,767,500	2,179,144	112,290	0	21,476,066

The total budget for this project is \$23,767,500. BART has expended \$2,179,144, committed \$112,290, and reserved \$0 to date. This action will commit \$12,965,863 leaving an available fund balance of \$8,510,203, in the fund sources for this project.

The Office of 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:

The alternative is not to install new UPS Systems in the LMA building. This alternative will impact Transit Oriented Development (TOD) around Lake Merritt station, and also may affect other projects currently relying on the current UPS, including but not limited to the Communication-Based Train Control (CBTC) and Operations Control Center (OCC) projects.

RECOMMENDATION:

Adopt the following motion.

MOTION:

The General Manager is authorized to award Contract No. 17BY-110B for installing two new UPS Systems in LMA Building to Blocka Construction, Inc. for the bid amount of \$12,965,863.00 pursuant to a notification to be issued by the General Manager, subject to compliance with the District's Protest Procedures and FTA's requirements related to protests.