



# EXECUTIVE DECISION DOCUMENT

<b>GENERAL MANAGER APPROVAL:</b>		DocuSigned by: <i>Michael Jones</i> 47000790F2D7463...	<b>GENERAL MANAGER ACTION REQ'D:</b> Approve and Forward to the Board		
<b>DATE:</b> 4/27/2026		5/7/2026	<b>BOARD INITIATED ITEM:</b> No		
<b>Originator/Prepared by:</b> Mallory Korte <b>Dept:</b> Real Estate & Property Management	<b>General Counsel</b>	<b>Chief Financial Officer</b>	<b>District Secretary</b>	<b>BARC</b>	
<b>Signature/Date:</b> DocuSigned by: <i>Mallory Korte</i> 3AABCFFB3CF5468... 5/1/2026	DocuSigned by: <i>Amelia Sandoval-Smith</i> 2528C067C44147D... 5/1/2026 [ ]	Signed by: <i>Joseph Beach</i> 7D9A7C6E7348456... 5/4/2026 [ ]	DocuSigned by: <i>Robert Franklin</i> AFF4529E1F0D45C... 5/7/2026 [ ]	Signed by: <i>Boris Lipkin</i> 2DFBAED027824E9... 5/4/2026 [ ]	

## Change Order No. 3 to Agreement No. 6M4736 with RiverRock Real Estate Group, GP, Inc. for 2000 Broadway, Oakland, CA (BPDHQ)

### PURPOSE:

To authorize the General Manager to execute Change Order No. 3 to Agreement No. 6M4736 Property Management Services, expanding the scope to include property management services for the new BART Police Headquarters (“BPDHQ”) at 2000 Broadway, and increasing the amount of compensation by \$451,259.12 for a total amount not to exceed \$2,812.043.12.

### DISCUSSION:

On May 13, 2021, the Board of Directors authorized entering into Agreement No. 6M4736 for BART Headquarters (“BHQ”) Property Management Services with RiverRock Real Estate Group (“RiverRock”) for a total amount not to exceed \$2,326,484.

On March 19, 2024, BART and RiverRock amended the agreement, via Change Order No. 1, to change “RiverRock Real Estate Group” to “RiverRock Real Estate Group, GP, Inc.”

On March 16, 2026, BART and RiverRock amended the agreement, via Change Order No. 2, to add scope and to increase the total amount of compensation to \$2,360,784.

Per Agreement No. 6M4736, River Rock manages all building and maintenance services for BHQ on the District's behalf, including security, building engineering, janitorial, pest control, fire monitoring, generator and fire pump maintenance, window washing, elevator maintenance, HVAC/boiler maintenance, and other services as needed.

Testing and commissioning of the new BPDHQ is expected to begin this summer. Property



management services will be required during that time to create a welcome guide, participate in project punch list walks, review Operations and Maintenance manuals, and to attend contractor-provided training for the building systems prior to occupation of BPDHQ.

A change order is required to add property management services for the new BPDHQ and to increase the amount of compensation by \$451,259.12 for a total amount not to exceed \$2,812.043.12.

**FISCAL IMPACT:**

<b>Proposed Funding</b>	
<b>FY27</b>	<b>\$220,126.40</b>
<b>FY28</b>	<b>\$231,132.72</b>
<b>TOTAL</b>	<b>\$451,259.12</b>

This action is not anticipated to have any Fiscal Impact on unprogrammed District reserves in the current Fiscal Year. The FY27 and FY28 costs are included in Adopted FY27 and FY28 Operating Budget. Subsequent fiscal year costs will be included in the future budgets, with Real Estate & Property Management Department 2001911, under Account 681300, Professional & Technical Services, subject to Board approval.

**ALTERNATIVES:**

The Board can decide not to authorize the execution of Change Order No. 3. Failure to issue this Change Order will significantly delay the opening of BPDHQ.

**RECOMMENDATION:**

Adopt the following Motion.

**MOTION:**

The Board of Directors authorizes the General Manager, or his designee, to execute Change Order No. 3 to expand the scope of Agreement No. 6M4736 Property Management Services to include property management services for BPDHQ through FY28 and increase the amount of compensation by \$451,259.12 for a total amount not to exceed \$2,812.043.12.