



EXECUTIVE DECISION DOCUMENT

GENERAL MANAGER APPROVAL: DocuSigned by: <i>Michael Jones</i> 47000790F2D7463...		GENERAL MANAGER ACTION REQ'D: Yes		
DATE: 11/14/2025 11/25/2025		BOARD INITIATED ITEM: No		
Originator/Prepared by: Travis Huang Dept: PM/CM - Right of Way Signature/Date: Signed by: <i>Travis Huang</i> BC140B7F9CD3484... 11/21/2025	General Counsel DocuSigned by: <i>Amelia Sandoval</i> 2528C067C44147D... 11/21/2025 []	Chief Financial Officer Signed by: <i>Shirley Beach</i> 7D9A7C6E7348456... 11/21/2025 []	District Secretary DocuSigned by: <i>Robert Franklin</i> AFF4529E1F0D45C... 11/25/2025 []	BARC DocuSigned by: <i>Shane Edwards</i> 8128A2EB2F014F3... 11/21/2025 []

Award of Contract No. 15QJ-131 for Reroofing and Station Improvements to Stronger Building Services

PURPOSE:

To request Board Authorization for the General Manager to award Contract No. 15QJ-131 for Reroofing and Station Improvements to Stronger Building Services of San Leandro, California for the total contract price of \$8,950,200.00.

DISCUSSION:

This Contract is for the replacement of roofing at critical facilities to revitalize and improve station infrastructure. Roofing replacement is identified as a high priority to reduce potential water damage to BART equipment and structures and to ensure safety of patrons and employees against slip hazard and mold. This contract encompasses roof replacements, drainage improvements, bus shelter removals, station deep cleaning, landscaping, and safety upgrades. Additional elements of this project include replacement of safety netting to protect patrons from falling debris, repairs to gutters and downspouts to prevent water intrusion and to ensure long-term durability of station facilities.

On September 24th, 2025, the District provided an Advance Notice to one hundred and five (105) prospective Bidders and six Plan Rooms.

On September 26, 2025, the Contract was advertised in local publications. A total of nineteen (19) 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 October 15, 2025, and attended by fifteen (15)

prospective Bidders.

A pre-bid site walk was performed on October 17, 2025, which was attended by nine (9) prospective bidders.

Three (3) bids were received and publicly opened on November 04, 2025. Tabulation of the bids, including the Engineer's Estimate, is indicated as follows:

BIDDER	LOCATION	TOTAL BID PRICE
Stronger Building Services	San Leandro, CA	\$ 8,950,200.00
Best Contracting Services, Inc.	Gardena, CA	\$ 9,165,900.00
Buhler Commercial	San Francisco, CA	\$12,500,920.88
Engineer's Estimate		\$6,018,000.00

The lowest Bid price submitted by Stronger Building Services (Stronger) was considered to be responsive to the Contract requirements. Additionally, a review of Stronger's qualifications resulted in a determination that Stronger 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.

The project is exempt from CEQA pursuant to Cal. Code Regs. Tit. 14, § 15301.

CAPITAL Fiscal Impact:

Funding in the amount of \$8,950,200.00 to award Contract No. 15QJ-131 is included in the total project budget for FMS# 15QJ001 – Reroof Facilities Buildings Systemwide. Purchase Requisition #0000055969 in the amount of \$4,001,000 reflected in the Pre-Encumbrance amount (below) is a placeholder for this EDD. The balance of \$4,949,200 will be drawn from the project's Available Budget.

The table below lists funding assigned since project inception date of 11/09/2017.

Funding Sources			
Project	Project Description	Fund Group	Amount

15QJ001	REROOF FACILITIES BLDG SWD	Federal	\$9,639,699
15QJ001	REROOF FACILITIES BLDG SWD	BART	\$12,024,160
Total Project Funding			\$21,663,859

As of November 18, 2025, the table below lists the current budget of the project:

Project	Budget	Expense	Encumbrance	Pre-Encumbrance	Available Budget
15QJ001	\$21,663,859	\$8,233,345	\$573,003	\$4,010,980	\$8,846,531
Total Budget	\$21,663,859	\$8,233,345	\$573,003	\$4,010,980	\$8,846,531

The Office of the Chief Financial Officer certifies that funds are currently available to meet this obligation up to the available budget.

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

ALTERNATIVE:

The Board may elect to reject all Bids and re-advertise the work of this Contract. However, that will delay implementation of critical work and project will have cost impact due to price escalation.

RECOMMENDATIONS:

It is recommended that the Board adopt the following motion:

MOTION:

The General Manager is authorized to award Contract No. 15QJ-131 for Reroofing and

Station Improvements to Stronger Building Services of San Leandro, California, for the Total Contract Price of \$8,950,200.00, pursuant to notification to be issued by the General Manager, and subject to the District's Protest Procedures and the Federal Transit Administration's requirements pertaining to protests.