



BART Police Administrative Headquarters Relocation (BPD HQ)

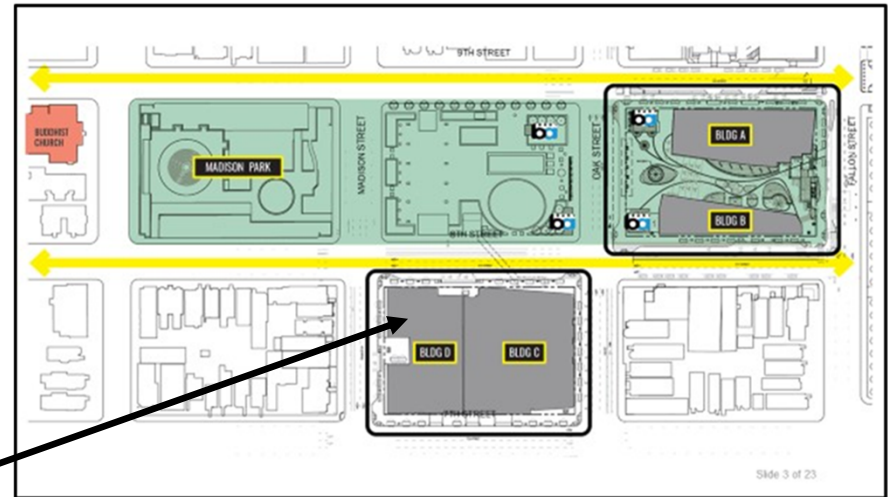
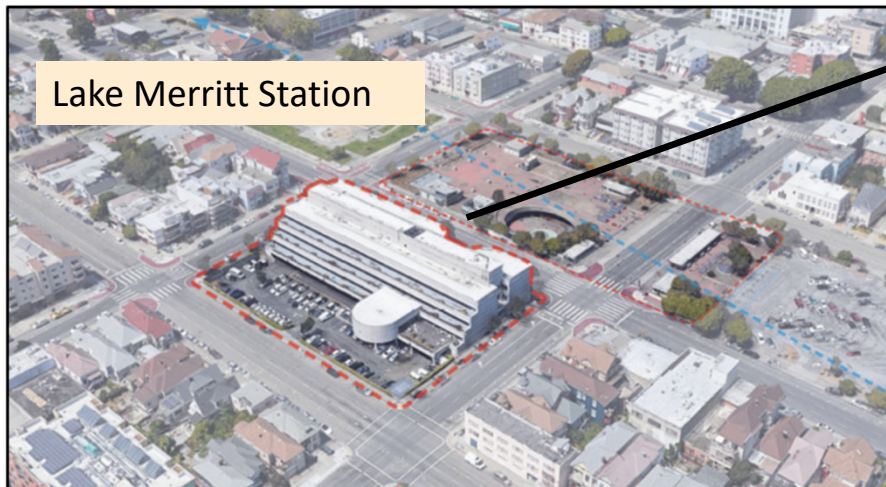
Open Session November 16, 2023



BART PD Administrative HQ (BPD HQ) Relocation

Current BPD HQ Located at
101 8th Street, Oakland (MET)

- Requires seismic upgrade
- Building systems aging, require replacement
- Property slated for Lake Merritt TOD



Planned Lake Merritt TOD

- 4 new buildings on BART-owned property
- 519 units of housing, 44% affordable
- 517,000 SF of commercial space
- 2 phases in Development Plan

What functions are part of the BPD HQ?

Office of the Chief

Operations Bureau

- Patrol Officers, Command Staff, K9s, Fare Inspections, CSO, Traffic & Parking

Support Services Bureau

- 911 Dispatch Center, Investigations, Employee services, Records & Warrants, Video Recovery & Evidence

Personnel & Training Bureau

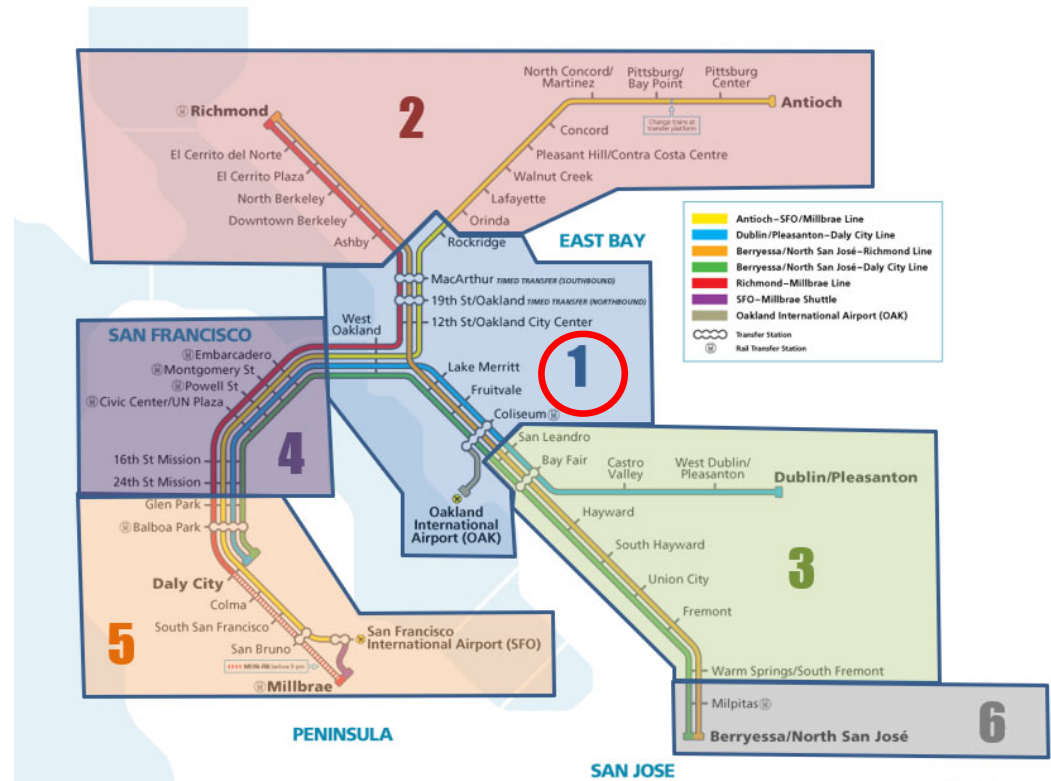
- Recruitment & Retention

Progressive Policing & Community Engagement Bureau

- Crisis Intervention, Progressive Policing, Ambassadors, Community Outreach, Chaplains & Explorers

Zone 1 Patrol

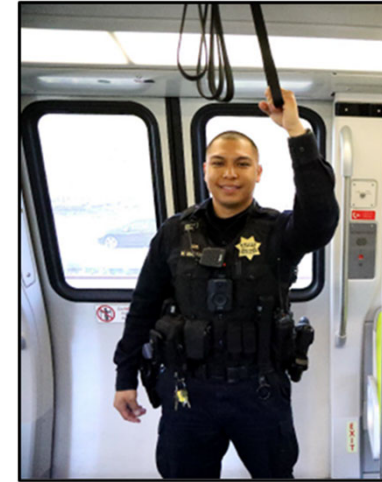
Patrol Division for Oakland core stations



BPD HQ Relocation

Attributes of a Modernized Police HQ Facility

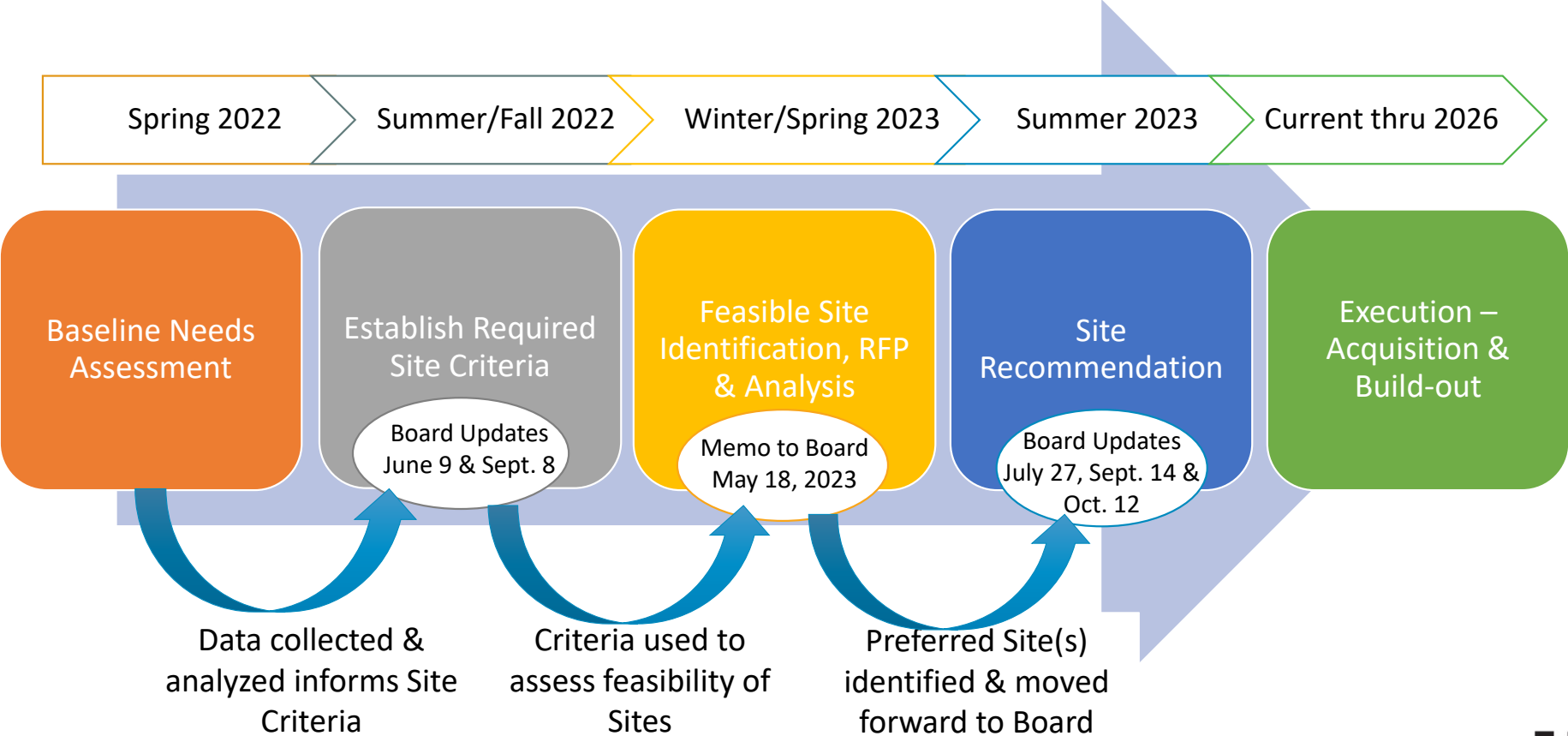
- Publicly accessible, fostering community engagement
- State-of-the-art 24-hour 911 Dispatch Center
- Secure and resilient facility
- Promotes innovative policing practices



Project Opportunities

- Ability to create an **efficient & sustainable** BPD Admin HQ for the **future**
- Provide a modern facility to **attract and retain officers & staff**
- Secure a visible and accessible location to **provide essential service** to the public

BPD HQ Relocation Project Planning Phases



Site Criteria, Identification & Analysis

Consensus on Criteria

Identify Options

Site Selection

Site Criteria	Minimum Requirements & Evaluation Criteria
✓ Available for build-out & occupancy	<ul style="list-style-type: none"> ▪ Occupancy by 2026
✓ Proximity	<ul style="list-style-type: none"> ▪ BART Station – pedestrian accessible ▪ Centrality within BART System (East Bay) & Lines of Service ▪ Driving time for freeway access ▪ Reasonable travel time to BHQ
✓ Appropriately sized and configured building	<ul style="list-style-type: none"> ▪ Can accommodate at least 65-75,000 SF facility (not too large) ▪ Age and condition of systems ▪ Appropriate parking, storage, & layout
✓ Meets physical safety standards & security	<ul style="list-style-type: none"> ▪ Can meet Essential Service Facility standard (per CA Building Code) ▪ Maintain CALEA Accreditation (accommodate unique police needs) ▪ Accommodate 24-hour operation ▪ Secure, private access from street

2023 Progress to Site Selection

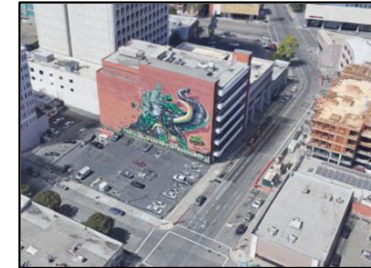
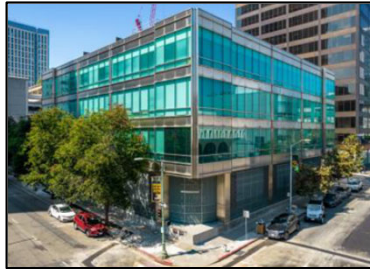
- Issued Public RFP June 1st
- Received & analyzed 3 complete responses
- Updated Board on progress
- Completed Title VI Siting Analysis & public outreach
- Site visits to other modernized facilities
- Continued Real Estate negotiations with private parties
- Developed funding strategy



Map – General Location of Responsive Proposals



Summary of Responsive Proposals



	415 20 th Street	2000 Broadway	1919 Webster Street
<input type="checkbox"/> Available for build-out & occupancy	Yes (currently vacant)	Yes (vacant by August 2024)	Yes (currently vacant)
<input type="checkbox"/> Proximity	Adjacent to 19 th Street Station	Adjacent to 19 th Street Station	2.5 blocks to 19th Street Station
<input type="checkbox"/> Appropriately sized	82,893 SF office building 1.03-acre parcel Approx. 45 parking stalls	104,161 SF office building 1.36-acre parcel Approx. 105 parking stalls	74,435 SF office building 0.6-acre parcel Approx. 49 parking stalls
<input type="checkbox"/> Meets physical safety standards & security	Seismic upgrades needed, can secure ground floor & provide dedicated lobby entrance	Seismic upgrades needed, can secure ground floor & provide dedicated lobby entrance	Significant seismic upgrades needed, can secure ground floor & provide dedicated lobby entrance
RFP Panel Comments	Mid rank for Physical Attributes / higher purchase price	Highest rank for Physical Attributes / lowest purchase price	Lowest rank for Physical Attributes / highest purchase price

Recommended Site for BPD HQ Relocation

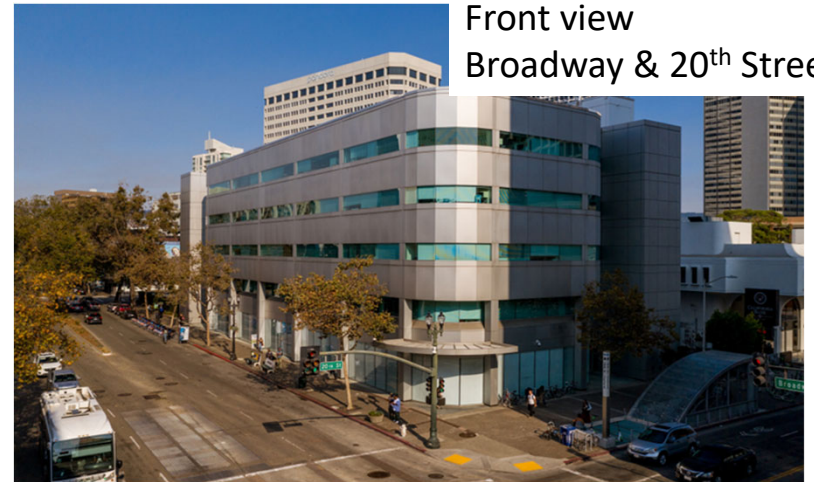
RFP Review Panel Recommendation is to purchase 2000 Broadway

Best site option to develop a modernized Police Headquarters to attract and retain workforce and provide enhanced safety for the BART System and connections with our ridership.

- Highest score from the RFP Review Panel
- Met all required Site Criteria
- Excellent proximity to 19th St. Station & BHQ
- BART would be the building owner/operator
- Ability to control public lobby, security & all access to building
- Mitigates future market risk

Purchase Price \$25.5 M

- Plus \$765K est. closing costs (\$26,265,000)
- Estimated Closing Date in August 2024
- Owner is Kaiser Foundation



Front view
Broadway & 20th Street



Back view
Franklin & 20th Street

Funding the BPD HQ Relocation Project

Building Acquisition ~\$26.5 Million

- Deposit & Due Diligence Costs, Source: BART Capital Project Funds
- Full purchase Price & Closing Costs in August 2024, Source: Measure RR interest earnings

Building Renovation – Estimated cost between \$74-96 Million

- Funding Source: seeking federal financing (loan under the TIFIA/RRIF Programs)
 - BART received a grant award to develop loan application
- If necessary, BART can reprogram existing allocations of Measure RR funds
- \$9M/year to fund BPD HQ is already included in operating forecast starting in FY27 (July 2026)

Next Steps

- Spring 2024– issue RFQ/RFP for design & construction
- Return to Board for authorization(s) to award RFP & final funding plan

Alignment with Goals in Strategic Plan & Vision

Vision: To be the leader in innovative policing, establishing BART as the safest transit system in the nation.



Questions & Discussion

Proposed Motions

BPD HQ Relocation – 2000 Broadway, Oakland

- The General Manager, or his designee, is authorized to execute a Purchase and Sale Agreement with Kaiser Foundation Health Plan Inc. to purchase an office building at 2000 Broadway, Oakland CA 94612, for BART's Police Administrative Headquarters at a price not to exceed \$26,265,000 (inclusive of deposit and estimated closing costs).
- The General Manager or his designee is authorized to execute any and all agreements and other documents in order to effectuate the preceding motion