



SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT
2150 Webster Street
Oakland, CA 94612

CHANGE ORDER NO. 1

PROFESSIONAL SERVICES AGREEMENT NO. 6M4771 ("AGREEMENT")
TO PROVIDE
BUILDING ENGINEERING SERVICES

Between

SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT
("BART" or "DISTRICT")

And

CROWN ENERGY SERVICES, INC. DBA ABLE SERVICES
("CONTRACTOR")

To: ABM Industry Groups, LLC
600 Harrison Street, Suite 600
San Francisco, CA 94107
Attn: Robert Dawes, Vice President (Robert.Dawes@abm.com)

The original agreement-captioned above, entered on January 4, 2022, identified the Contractor as "Crown Energy Services, Inc., dba Able Services". The parties herein agree to reform the Agreement to update the identification of the Contractor to be bound by the contract to include an additional payee to read as follows: Crown Energy Services, Inc. dba Able Services, a division of ABM Industries Groups, LLC.

The following changes shall be made to the above entitled Agreement:

1. The title of the above-captioned agreement shall be modified to read as follows:

PROFESSIONAL SERVICES AGREEMENT NO. 6M4771 (the "AGREEMENT")
TO PROVIDE
BART BUILDING SERVICES

Between

SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT
("BART" or "DISTRICT")

And

CROWN ENERGY SERVICES, INC. DBA ABLE SERVICES, A DIVISION OF ABM INDUSTRIES
GROUPS, LLC.
("CONTRACTOR")

2. Payee: The Parties here by agree to change the payee from Crown Energy Services, Inc. dba Able Services, and replace with Crown Energy Services, Inc. dba Able Services, a division of ABM Industries Groups, LLC.
3. The first introductory paragraph of the original agreement shall change the payee from "Crown Energy Services, Inc., dba Able Services ("Contractor")", and replace with "Crown Energy Services, Inc. dba Able Services, a division of ABM Industries Groups, LLC. ("Contractor")."
4. Time of Performance: The District hereby elects to insert the following language into the Agreement to read as follows:



SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT
 2150 Webster Street
 Oakland, CA 94612

A. BART Headquarters (BHQ): Services for 2150 Webster Street, Oakland, CA 94612 hereunder shall commence upon execution of the Agreement and will continue for five (5) years from that date, unless earlier terminated as hereinafter provided, or if the limit on maximum compensation set forth in Article 3.0 below is exceeded.

B. Joseph P. Bort MetroCenter (MET): Services for 101 8th Street., Oakland, CA 94607, hereunder shall commence at the time of execution of authorized Change Order No.1 as supplement to the Agreement, and will continue for three (3) years through Fiscal Year 2026, with two (2) one-year options from that date, unless earlier terminated as hereinafter provided, or if the limit on maximum compensation set forth in Article 3.0 below is exceeded.

2. Compensation and Method of Payment: The total compensation to be increased by \$1,329,784, from \$2,900,000 to a revised total not-to-exceed amount of \$4,229,784.
3. ATTACHMENT A SCOPE OF SERVICES Section 1.0 Introduction: The District hereby elects to revise the section to read as follows:

1.0 INTRODUCTION

A. 2150 Webster Street, Oakland (“BHQ”) is the new headquarters for the San Francisco Bay Area Rapid Transit (“BART”) and is fully occupied.

RiverRock Real Estate Group (“RiverRock”) is the current property manager of BHQ and work as agrens on BART’s behalf. RiverRock is authorized to assist in this request for proposal (“RFP”) to find the best and lowest bid for engineering services for BHQ. BHQ holds approximately 1,300 total occupants, including a sublease on the 2nd floor and future retail in the first-floor space.

B. 101 8th Street, Oakland (“MET”) is a four-story office building occupied as the BART’s Police Department (“BPD”) headquarters, as well as staff from BART’s Maintenance and Engineering and Transportation Department, as well as a non-profit tenant, Asian Health Services (a community-based organization). The MET office building is approximately 118,000 square feet of gross area with typical equipment found in similar office buildings including not not limited to: chillers, condensing units, boilers, water heaters, air conditioning for server rooms, pumps, fire alarms, fire sprinklers, elevators, and other related equipment.

4. ATTACHMENT B: COMPENSATION SCHEDULE: The District hereby elects to revise the section and insert the following:

II. Fully Burdened Labor Costs (MET)

A. Feb 2024 – Jan 2025

BART 101 8th St 17020100													
Estimated Costs for: January 2024 to December 2024													
Month	1-Feb-24	1-Mar-24	1-Apr-24	1-May-24	1-Jun-24	1-Jul-24	1-Aug-24	1-Sep-24	1-Oct-24	1-Nov-24	1-Dec-24	1-Jan-25	Position Total
Paid Hours	173.3	173.3	173.3	173.3	173.3	173.3	173.3	173.3	173.3	173.3	173.3	173.3	2080
Chief Engineer (1)	\$ 23,994	\$ 24,626	\$ 24,626	\$ 24,626	\$ 24,626	\$ 24,626	\$ 24,626	\$ 25,724	\$ 25,724	\$ 25,724	\$ 25,802	\$ 25,802	\$ 300,526
Journeyperson (1)	\$ 19,910	\$ 20,404	\$ 20,404	\$ 20,404	\$ 20,404	\$ 20,404	\$ 20,404	\$ 21,294	\$ 21,294	\$ 21,294	\$ 21,373	\$ 21,373	\$ 248,960
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Training (\$1169/per EE)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,455
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Period Total	\$ 43,904	\$ 45,030	\$ 45,030	\$ 45,030	\$ 45,030	\$ 45,030	\$ 45,030	\$ 47,018	\$ 47,018	\$ 47,018	\$ 47,175	\$ 49,630	\$ 551,941



SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT
 2150 Webster Street
 Oakland, CA 94612

BART 101 8th St 17020100												
Note: All rates below are shown in hourly figures, and are effective as of the date in which values appear												
Chief Engineer (Qty: 1)	1-Feb-24	1-Mar-24	1-Apr-24	1-May-24	1-Jun-24	1-Jul-24	1-Aug-24	1-Sep-24	1-Oct-24	1-Nov-24	1-Dec-24	1-Jan-25
Wage Rate	\$ 82.05	\$ 84.83						\$ 88.99			\$ 88.99	\$ 88.99
Taxes, Insurance & Overhead 25.00%	\$ 20.51	\$ 21.21						\$ 22.25			\$ 22.25	\$ 22.25
ABM Benefits	\$ -	\$ -						\$ -			\$ -	\$ -
ABM 401(k)	\$ -	\$ -						\$ -			\$ -	\$ -
Union Pension & Annuities	\$ 14.94	\$ 14.94						\$ 15.77			\$ 15.77	\$ 15.77
Union Health & Welfare	\$ 14.33	\$ 14.33						\$ 14.33			\$ 14.76	\$ 14.76
Loaded Labor Rate	\$ 131.83	\$ 135.31						\$ 141.34			\$ 141.77	\$ 141.77
Uniforms (\$0/wk)	\$ -	\$ -						\$ -			\$ -	\$ -
Cell Phones (\$0/mo)	\$ -	\$ -						\$ -			\$ -	\$ -
Other Direct Costs (\$0/mo)	\$ -	\$ -						\$ -			\$ -	\$ -
Total Billables Rate	\$ -	\$ -						\$ -			\$ -	\$ -
Subtotal Hourly Rate	\$ 131.83	\$ 135.31						\$ 141.34			\$ 141.77	\$ 141.77
Management Fee 5.00%	\$ 6.59	\$ 6.77						\$ 7.07			\$ 7.09	\$ 7.09
REG Billable Hourly Rate	\$ 138.42	\$ 142.07						\$ 148.41			\$ 148.86	\$ 148.86
OT Billable Hourly Rate	\$ 177.22	\$ 182.70						\$ 191.76			\$ 191.76	\$ 191.76
DT Billable Hourly Rate	\$ 231.07	\$ 238.37						\$ 250.16			\$ 250.16	\$ 250.16

BART 101 8th St 17020100												
Note: All rates below are shown in hourly figures, and are effective as of the date in which values appear												
Journeyman (Qty: 1)	1-Feb-24	1-Mar-24	1-Apr-24	1-May-24	1-Jun-24	1-Jul-24	1-Aug-24	1-Sep-24	1-Oct-24	1-Nov-24	1-Dec-24	1-Jan-25
Wage Rate	\$ 64.10	\$ 66.27						\$ 69.52			\$ 69.52	\$ 69.52
Taxes, Insurance & Overhead 25.00%	\$ 16.03	\$ 16.57						\$ 17.38			\$ 17.38	\$ 17.38
ABM Benefits	\$ -	\$ -						\$ -			\$ -	\$ -
ABM 401(k)	\$ -	\$ -						\$ -			\$ -	\$ -
Union Pension & Annuities	\$ 14.94	\$ 14.94						\$ 15.77			\$ 15.77	\$ 15.77
Union Health & Welfare	\$ 14.33	\$ 14.33						\$ 14.33			\$ 14.76	\$ 14.76
Loaded Labor Rate	\$ 109.40	\$ 112.11						\$ 117.00			\$ 117.43	\$ 117.43
Uniforms (\$0/wk)	\$ -	\$ -						\$ -			\$ -	\$ -
Cell Phones (\$0/mo)	\$ -	\$ -						\$ -			\$ -	\$ -
Other Direct Costs (\$0/mo)	\$ -	\$ -						\$ -			\$ -	\$ -
Total Billables Rate	\$ -	\$ -						\$ -			\$ -	\$ -
Subtotal Hourly Rate	\$ 109.40	\$ 112.11						\$ 117.00			\$ 117.43	\$ 117.43
Management Fee 5.00%	\$ 5.47	\$ 5.61						\$ 5.85			\$ 5.87	\$ 5.87
REG Billable Hourly Rate	\$ 114.87	\$ 117.71						\$ 122.85			\$ 123.31	\$ 123.31
OT Billable Hourly Rate	\$ 141.88	\$ 146.16						\$ 153.43			\$ 153.43	\$ 153.43
DT Billable Hourly Rate	\$ 183.95	\$ 189.65						\$ 199.05			\$ 199.05	\$ 199.05

B. Feb 2025 – Jan 2026

BART 101 8th St 17020100													
Estimated Costs for: January 2025 to December 2025													
Month	1-Feb-25	1-Mar-25	1-Apr-25	1-May-25	1-Jun-25	1-Jul-25	1-Aug-25	1-Sep-25	1-Oct-25	1-Nov-25	1-Dec-25	1-Jan-26	Position Total
Paid Hours	173.3	173.3	173.3	173.3	173.3	173.3	173.3	173.3	173.3	173.3	173.3	173.3	2080
Chief Engineer (1)	\$ 25,798	\$ 25,798	\$ 25,798	\$ 25,798	\$ 25,798	\$ 25,798	\$ 25,798	\$ 26,948	\$ 26,948	\$ 26,948	\$ 27,027	\$ 27,027	\$ 315,486
Journeyman (1)	\$ 21,369	\$ 21,369	\$ 21,369	\$ 21,369	\$ 21,369	\$ 21,369	\$ 21,369	\$ 22,303	\$ 22,303	\$ 22,303	\$ 22,382	\$ 22,382	\$ 261,252
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Training (\$1219/per EE)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,560
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Period Total	\$ 47,167	\$ 47,167	\$ 47,167	\$ 47,167	\$ 47,167	\$ 47,167	\$ 47,167	\$ 49,251	\$ 49,251	\$ 49,251	\$ 49,409	\$ 51,969	\$ 579,298



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BART 101 8th St 17020100												
Note: All rates below are shown in hourly figures, and are effective as of the date in which values appear												
Journey person (Qty: 1)	1-Feb-25	1-Mar-25	1-Apr-25	1-May-25	1-Jun-25	1-Jul-25	1-Aug-25	1-Sep-25	1-Oct-25	1-Nov-25	1-Dec-25	1-Jan-26
Wage Rate	\$ 69.52							\$ 72.93	\$ 72.93		\$ 72.93	\$ 72.93
Taxes, Insurance & Overhead 25.00%	\$ 17.38							\$ 18.23	\$ 18.23		\$ 18.23	\$ 18.23
ABM Benefits	\$ -							\$ -	\$ -		\$ -	\$ -
ABM 401(k)	\$ -							\$ -	\$ -		\$ -	\$ -
Union Pension & Annuities	\$ 15.77							\$ 16.64	\$ 16.64		\$ 16.64	\$ 16.64
Union Health & Welfare	\$ 14.74							\$ 14.74	\$ 14.74		\$ 15.17	\$ 15.17
Loaded Labor Rate	\$ 117.41							\$ 122.54	\$ 122.54		\$ 122.98	\$ 122.98
Uniforms (\$0/wk)	\$ -							\$ -	\$ -		\$ -	\$ -
Cell Phones (\$0/mo)	\$ -							\$ -	\$ -		\$ -	\$ -
Other Direct Costs (\$0/mo)	\$ -							\$ -	\$ -		\$ -	\$ -
Total Billables Rate	\$ -							\$ -	\$ -		\$ -	\$ -
Subtotal Hourly Rate	\$ 117.41							\$ 122.54	\$ 122.54		\$ 122.98	\$ 122.98
Management Fee 5.00%	\$ 5.87							\$ 6.13	\$ 6.13		\$ 6.15	\$ 6.15
REG Billable Hourly Rate	\$ 123.28							\$ 128.67	\$ 128.67		\$ 129.12	\$ 129.12
OT Billable Hourly Rate	\$ 153.43							\$ 161.05	\$ 161.05		\$ 161.05	\$ 161.05
DT Billable Hourly Rate	\$ 199.05							\$ 208.91	\$ 208.91		\$ 208.91	\$ 208.91

BART 101 8th St 17020100												
Note: All rates below are shown in hourly figures, and are effective as of the date in which values appear												
Journey person (Qty: 1)	1-Feb-25	1-Mar-25	1-Apr-25	1-May-25	1-Jun-25	1-Jul-25	1-Aug-25	1-Sep-25	1-Oct-25	1-Nov-25	1-Dec-25	1-Jan-26
Wage Rate	\$ 69.52							\$ 72.93	\$ 72.93		\$ 72.93	\$ 72.93
Taxes, Insurance & Overhead 25.00%	\$ 17.38							\$ 18.23	\$ 18.23		\$ 18.23	\$ 18.23
ABM Benefits	\$ -							\$ -	\$ -		\$ -	\$ -
ABM 401(k)	\$ -							\$ -	\$ -		\$ -	\$ -
Union Pension & Annuities	\$ 15.77							\$ 16.64	\$ 16.64		\$ 16.64	\$ 16.64
Union Health & Welfare	\$ 14.74							\$ 14.74	\$ 14.74		\$ 15.17	\$ 15.17
Loaded Labor Rate	\$ 117.41							\$ 122.54	\$ 122.54		\$ 122.98	\$ 122.98
Uniforms (\$0/wk)	\$ -							\$ -	\$ -		\$ -	\$ -
Cell Phones (\$0/mo)	\$ -							\$ -	\$ -		\$ -	\$ -
Other Direct Costs (\$0/mo)	\$ -							\$ -	\$ -		\$ -	\$ -
Total Billables Rate	\$ -							\$ -	\$ -		\$ -	\$ -
Subtotal Hourly Rate	\$ 117.41							\$ 122.54	\$ 122.54		\$ 122.98	\$ 122.98
Management Fee 5.00%	\$ 5.87							\$ 6.13	\$ 6.13		\$ 6.15	\$ 6.15
REG Billable Hourly Rate	\$ 123.28							\$ 128.67	\$ 128.67		\$ 129.12	\$ 129.12
OT Billable Hourly Rate	\$ 153.43							\$ 161.05	\$ 161.05		\$ 161.05	\$ 161.05
DT Billable Hourly Rate	\$ 199.05							\$ 208.91	\$ 208.91		\$ 208.91	\$ 208.91

C. Feb 2026 – Jan 2027

BART 101 8th St 17020100													
Estimated Costs for: January 2026 to December 2026													
Month	1-Feb-26	1-Mar-26	1-Apr-26	1-May-26	1-Jun-26	1-Jul-26	1-Aug-26	1-Sep-26	1-Oct-26	1-Nov-26	1-Dec-26	1-Jan-27	Position Total
Paid Hours	173.3	173.3	173.3	173.3	173.3	173.3	173.3	173.3	173.3	173.3	173.3	173.3	2080
Chief Engineer (1)	\$ 27,027	\$ 27,027	\$ 27,027	\$ 27,027	\$ 27,027	\$ 27,027	\$ 27,027	\$ 28,234	\$ 28,234	\$ 28,234	\$ 28,234	\$ 28,317	\$ 330,444
Journey person (1)	\$ 22,382	\$ 22,382	\$ 22,382	\$ 22,382	\$ 22,382	\$ 22,382	\$ 22,382	\$ 23,361	\$ 23,361	\$ 23,361	\$ 23,361	\$ 23,444	\$ 273,560
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Training (\$1269/per EE)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,665
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Period Total	\$ 49,409	\$ 49,409	\$ 49,409	\$ 49,409	\$ 49,409	\$ 49,409	\$ 49,409	\$ 51,595	\$ 51,595	\$ 51,595	\$ 51,595	\$ 54,426	\$ 606,668



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BART 101 8th St 17020100												
Note: All rates below are shown in hourly figures, and are effective as of the date in which values appear												
Chief Engineer (Qty: 1)	1-Feb-26	1-Mar-26	1-Apr-26	1-May-26	1-Jun-26	1-Jul-26	1-Aug-26	1-Sep-26	1-Oct-26	1-Nov-26	1-Dec-26	1-Jan-27
Wage Rate	\$ 93.35							\$ 97.92				\$ 97.92
Taxes, Insurance & Overhead 25.00%	\$ 23.34							\$ 24.48				\$ 24.48
ABM Benefits	\$ -							\$ -				\$ -
ABM 401(k)	\$ -							\$ -				\$ -
Union Pension & Annuities	\$ 16.64							\$ 17.56				\$ 17.56
Union Health & Welfare	\$ 15.17							\$ 15.17				\$ 15.63
Loaded Labor Rate	\$ 148.50							\$ 155.13				\$ 155.59
Uniforms (\$0/wk)	\$ -							\$ -				\$ -
Cell Phones (\$0/mo)	\$ -							\$ -				\$ -
Other Direct Costs (\$0/mo)	\$ -							\$ -				\$ -
Total Billables Rate	\$ -							\$ -				\$ -
Subtotal Hourly Rate	\$ 148.50							\$ 155.13				\$ 155.59
Management Fee 5.00%	\$ 7.43							\$ 7.76				\$ 7.78
REG Billable Hourly Rate	\$ 155.93							\$ 162.89				\$ 163.37
OT Billable Hourly Rate	\$ 201.25							\$ 211.22				\$ 211.22
DT Billable Hourly Rate	\$ 262.52							\$ 275.48				\$ 275.48

BART 101 8th St 17020100												
Note: All rates below are shown in hourly figures, and are effective as of the date in which values appear												
Journeyman (Qty: 1)	1-Feb-26	1-Mar-26	1-Apr-26	1-May-26	1-Jun-26	1-Jul-26	1-Aug-26	1-Sep-26	1-Oct-26	1-Nov-26	1-Dec-26	1-Jan-27
Wage Rate	\$ 72.93							\$ 76.50				\$ 76.50
Taxes, Insurance & Overhead 25.00%	\$ 18.23							\$ 19.13				\$ 19.13
ABM Benefits	\$ -							\$ -				\$ -
ABM 401(k)	\$ -							\$ -				\$ -
Union Pension & Annuities	\$ 16.64							\$ 17.56				\$ 17.56
Union Health & Welfare	\$ 15.17							\$ 15.17				\$ 15.63
Loaded Labor Rate	\$ 122.98							\$ 128.36				\$ 128.81
Uniforms (\$0/wk)	\$ -							\$ -				\$ -
Cell Phones (\$0/mo)	\$ -							\$ -				\$ -
Other Direct Costs (\$0/mo)	\$ -							\$ -				\$ -
Total Billables Rate	\$ -							\$ -				\$ -
Subtotal Hourly Rate	\$ 122.98							\$ 128.36				\$ 128.81
Management Fee 5.00%	\$ 6.15							\$ 6.42				\$ 6.44
REG Billable Hourly Rate	\$ 129.12							\$ 134.78				\$ 135.25
OT Billable Hourly Rate	\$ 161.05							\$ 169.05				\$ 169.05
DT Billable Hourly Rate	\$ 208.91							\$ 219.25				\$ 219.25

Cost Clarifications

All costs including actual labor and benefits, paid for on behalf of the customer, will be supported, purchased and managed as required at cost plus the percentage management fee of 5% over all costs.

Pricing is based upon 2080 paid hours per year. The cost of paid time off replacements, vacation accrued, sick time payouts and overtime pay are not reflected in the pricing schedule unless otherwise indicated and will be quoted separately and billed and/or approved based on available replacement resources.

Payroll costs represent a fixed flat rate of 25% applied to all wages paid to cover taxes, insurance and ABM's overhead administrative operational costs and expenses.

Materials and subcontracted services shall be furnished at cost plus the percentage management fee 8% or directly reimbursed by the customer. Material prices may change from time to time.

Costs are subject to change as per approved periodic wage and benefit increases or applicable union agreements.

Pricing excludes any applicable state or local sales use taxes as applicable.

Pricing is based on net 30 payment term for all invoices submitted for payment by ABM to customer.



SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT
2150 Webster Street
Oakland, CA 94612

All other terms and conditions of Agreement No. 6M4771 remain unchanged and in full force and effect.

SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT

Approved: DocuSigned by:
John Mazza
C2C60701A24F402... Date: 6/5/2024
Director of Procurement

The Undersigned Contractor agrees to the above terms and conditions.

CROWN ENERGY SERVICES, INC. DBA ABLE SERVICES, A DIVISION OF ABM INDUSTRY GROUPS, LLC.

By: DocuSigned by:
Robert Dawes, Vice President
8BC66B548D824C7... Date: 6/5/2024

Print Signature: Robert Dawes, Vice President

Title: vice President