



# 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> 4/28/2026		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> 3AABCFFB32F5468... 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. 2 to Agreement No. 6M4771 with ABM Industry Groups, LLC for 2000 Broadway, Oakland, CA (BPDHQ)

### PURPOSE:

To authorize the General Manager to execute Change Order No. 2 to Agreement No. 6M4771 for building engineering services, expanding the scope to include the new BART Police Headquarters, (“BPDHQ”) at 2000 Broadway, and increasing the amount of compensation by \$1,238,585.40 for a total amount not to exceed \$5,468,369.40.

### DISCUSSION:

On December 6, 2018, the Board of Directors authorized entering into Agreement No. 6M4604 with Able Building Services, now ABM Industry Groups, LLC (“ABM”) to provide building engineering services at the current BART Police Headquarters, located at 101 8th St., Oakland, CA 94607 (“MET”).

On May 13, 2021, the Board of Directors approved entering into an Agreement No. 6M4736 for property management services for BART Headquarters (“BHQ”) with RiverRock Real Estate Group (“RiverRock”). This agreement allows for RiverRock to procure all building and maintenance services on the District's behalf, including building engineering.

On January 4, 2022, BART entered into Agreement No. 6M4771 with ABM to provide building engineering services at BHQ in an amount not to exceed \$2.9M. That agreement was subsequently amended in 2024, via Change Order No 1, to include building engineering services at MET and to increase the total amount of compensation by \$1,329,784 for a total



amount not to exceed \$4,229,784.

This summer, two stationary engineers, also known as building engineers, will be required to work with Swinerton and their subcontractors on the testing and commissioning of BPDHQ before the District takes possession of the property.

After testing and commissioning and once substantial completion of the BPDHQ project is reached, building engineering services are required to operate and maintain the complex building systems, equipment, and structural elements of BPDHQ. These services cannot be performed satisfactorily by the officers and employees of BART.

A change order is required for ABM to add building engineering services for BPDHQ and to increase the total amount of compensation by \$1,238,585.40 for a total amount not to exceed \$5,468,369.40.

**FISCAL IMPACT:**

<b>Proposed Funding</b>	
<b>FY27</b>	<b>\$604,188.00</b>
<b>FY28</b>	<b>\$634,397.40</b>
<b>TOTAL</b>	<b>\$1,238,585.40</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. 2. Failure to issue this Change Order will significantly impact the operation and maintenance of BPDHQ and will delay the opening of BPDHQ.

**RECOMMENDATION:**

Adopt the following Motion.

**MOTION:**

The General Manager, or his designee, is authorized to execute a change order to Agreement No.6M4771 with ABM Industry Groups, LLC to include building engineering services for BPDHQ and to increase the amount of compensation by \$1,238,585.40 for a total amount not to exceed \$5,468,369.40.