



## EXECUTIVE DECISION DOCUMENT

<b>GENERAL MANAGER APPROVAL:</b> <div style="float: right; border: 1px solid black; padding: 2px; text-align: center;"> <small>DocuSigned by:</small>  <i>Michael Jones</i>  <small>47000790F2D7463...</small> </div>		<b>GENERAL MANAGER ACTION REQ'D:</b> Yes		
<b>DATE:</b> 11/2/2023                      11/8/2023		<b>BOARD INITIATED ITEM:</b> No		
<b>Originator/Prepared by:</b> Maryam Attar <b>Dept: PM/CM - Facilities</b> <div style="float: right; border: 1px solid black; padding: 2px; text-align: center;"> <small>DocuSigned by:</small>  <i>Maryam Attar</i>  <small>7BC23BB11316489...</small> </div> <b>Signature/Date:</b> <div style="text-align: right;">11/7/2023</div>	<b>General Counsel</b> <div style="float: right; border: 1px solid black; padding: 2px; text-align: center;"> <small>DocuSigned by:</small>  <i>Crystal Matson</i>  <small>18E837040587403...</small> </div> <div style="text-align: right;">11/7/2023 [ ]</div>	<b>Controller/Treasurer</b> <div style="float: right; border: 1px solid black; padding: 2px; text-align: center;"> <small>DocuSigned by:</small>  <i>Chris Gan</i>  <small>EE11C8CEEEA04FD...</small> </div> <div style="text-align: right;">11/7/2023 [ ]</div>	<b>District Secretary</b> <div style="text-align: right;">[ ]</div>	<b>BARC</b> <div style="float: right; border: 1px solid black; padding: 2px; text-align: center;"> <small>DocuSigned by:</small>  <i>Shane Edwards</i>  <small>8128A2EB2F014F3...</small> </div> <div style="text-align: right;">11/7/2023 [ ]</div>

### BHQ Multipurpose Room & Other Improvements

#### PURPOSE:

To obtain Board authorization for the General Manager to execute Change Order No. 518, to Contract No. 6M4706, for construction of the BART Headquarters (BHQ) Project in an amount not to exceed \$1,300,000.

#### DISCUSSION:

On April 14, 2020, the Board of Directors authorized the General Manager to award Contract No. 6M4706 to Turner Construction for Design and Construction of BHQ.

Under this Change Order, Turner Construction will construct the necessary mechanical, electrical, lighting, and fire life safety systems to upgrade an unoccupied area reserved for future retail space on level 1 of BHQ. Turner will upgrade the approximately 2,000-square-foot space with the necessary heating ventilation and air conditioning (HVAC), lighting, electrical, and fire life safety system modifications to accommodate a maximum occupancy of 75. Basic window and ceiling acoustic treatments will also be included.

Furthermore, the Change Order will encompass design and build work to create a glass door on Level 10. This door will section off a small portion of the 10th floor to provide additional privacy necessary for key executive staff.

Change Order for the amount of \$1,300,000 is required to complete the design and construction of this work. The Office of the General Counsel will approve the Change Order as to form prior to execution. The Procurement Department will review this Change Order for compliance with procurement guidelines prior to execution.

### **FISCAL IMPACT:**

Funding in the amount of \$1,300,000 for award of the Change Order No. 518, Contract No. 6M4706 is included in the total project budget for BHQ, Project Number 17HN000.

The table below lists funding assigned to the referenced Project and is included to track funding history against spending authority. Funds needed to meet this request will be expended from the following sources:

<b>Fund Group</b>	<b>Fund Description</b>	<b>Amount</b>
BART	F/G 8211 - 2019A Sales Tax Rev Bond	227,000,000
BART	F/G 8535/8536/8538 - Operating to Capital Allocations	2,055,000
	<b>TOTAL</b>	<b>229,055,000</b>

As of October 27, 2023, \$229,055,000 is the total budget for this project. BART has expended \$226,132,271, committed \$726,605, and reserved \$20,103 to date. This action will commit \$1,300,000, leaving an available fund balance of \$876,021 in these fund sources for this project.

The Office of the Controller/Treasurer certifies that funds are currently available to meet this obligation. This action is not anticipated to have any Fiscal Impact on unprogrammed District reserves.

### **ALTERNATIVES:**

The Board can elect not to authorize the execution of this Change Order. Failure to issue this Change Order will limit the amount of open space available to staff and reduce the quality of work experience at BHQ.

### **RECOMMENDATION:**

It is recommended that the Board adopt the following motion.

### **MOTION:**

The General Manager or his designee is authorized to execute Change Order No. 518 to Contract No. 6M4706, for Design and Construction of the BART Headquarters (BHQ) Project in an amount not to exceed \$1,300,000.

