



# Welcome to 2150 Webster Street Oakland



Project Update  
March 12, 2020



# Our Goals

- Align Workspace & Workforce Needs
- Invest In Current & Future Employees
- Improve Health & Sustainability of Workplace Environment
- Modernize Business Practices
- Relocate All Employees from Lakeside by Mid-2021
- Promote Financial Stability

# Project Milestones To Date

- Retained Jones Lang LaSalle (“JLL”) to provide brokerage services for Corporate Headquarters - April 2018
- Conducted workplace utilization studies, interviews, focus group meetings, office tours, and due diligence activities – May 2018 – January 2019
- Released RFP for office space in February 2019
- Negotiated with respective parties from April 2019 – September 2019
- Received Board authority to purchase 2150 Webster - September 2019
- Finalized purchase and closing – December 2019

# *What has been approved by the Board?*

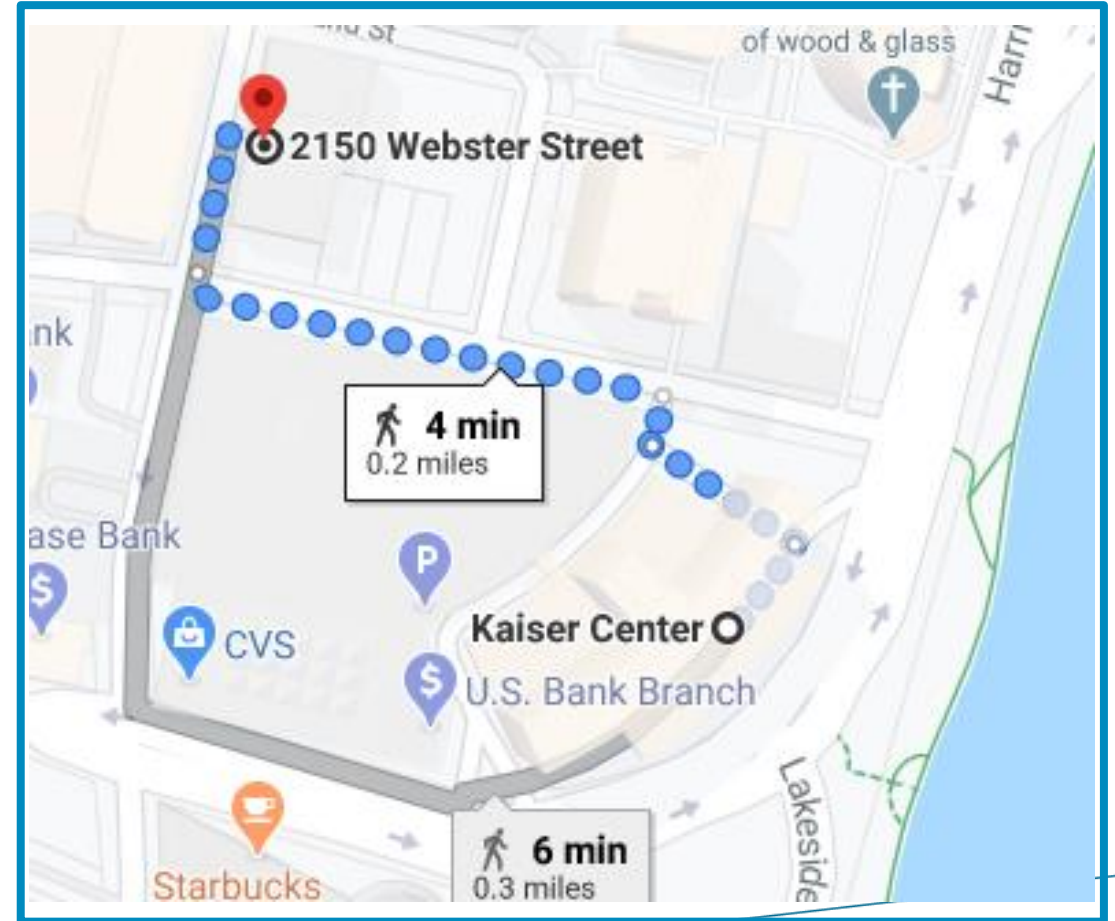
September 12, 2019 Board Meeting Motions

- Authorization to execute a Purchase and Sale Agreement with W/L 2150 Webster Holdings VIII, L.P. (Lane Partners and Walton Street Capital) for purchase of 2150 Webster Street
- Total amount not to exceed \$142,000,000 (including closing costs)
- Authorization to execute any and all agreements and other documents in order to effectuate the purchase
- Direction to set aside \$85,000,000 for use in connection with the planning, design and construction of tenant improvements



# A Building of Our Own

- Address: 2150 Webster St, Oakland, 94612
- 4 minutes walk from 300 Lakeside
- 6 minutes walk to 19<sup>th</sup> Street Station
- 5 minutes walk to Lake Merritt
- In Lakeside/Uptown neighborhood



# Facts About 2150 Webster Street

- 244,000 square feet
- Includes 10 stories and a roof deck
- Constructed in 1975 with recently upgraded building systems, elevators and windows
- Approximately 1,100 BART employees are currently located at Lakeside and will relocate by mid-2021



# Where are we now?

- Engagement of JLL
  - Change Management and Program Management
- Construction Period Property Management RFP – *Completed*
- Request for Qualifications for Progressive Design Build – *Released February 4, 2020*
- Stakeholder Engagement Meetings – *Held in mid-February*
- Test Fit Plans Created – *On Going Refinement*
- Engagement With Union Leadership – *On Going*
- Employee Open House - Preview Tours Held
  - Over 450 attended
- Townhall Meetings
  - Week of March 9

# Open House - Preview Tours



- Over 450 BART Employees Participated
- Received 35 Comment Cards



## BART Preview Tour | 2150 Webster



Preview your new HQ!

**BART employees at Lakeside** are invited to a Preview Tour of our new HQ.

This tour opportunity is only available for BART Employees and you must pre-register for a Tour Time Slot via the Sign-Up-Genius link provided below.

Sign-up required:  
[bit.ly/BARTPreview](https://bit.ly/BARTPreview)





# *What are our next steps?*

- Progressive Design-Build (PDB) facilitates involvement of the design-build team during the earliest stages of the owner's project development, ensuring they are part of the project team developing design solutions. This promotes collaboration between the three key players in a construction contract – the owner, the designer and the contractor.
  - Request for Qualifications (RFQ)
    - Small Business Enterprise Goal – 30%
    - Submittals received on 3/3/2020
  - Request for Proposals (RFP)
    - Expected to be released on 3/27/2020

# *When will Lakeside Employees move?*

- Targeting April/May 2021
- Phased Relocation From Lakeside
- Complete the relocation by June 2021



# Continuing Engagement As We Move Forward

- Form Employee Ambassador Group
- Visit Our Project website on SharePoint (coming soon)
- Email Questions/Great Ideas
- Future Townhall Meetings



# Important Components for Our Success

- Implement New Technology
- Fluid Mobility
- Reconfiguration of Workspaces
- Remote Access & Meeting Tools
- Modern Training Solutions





# Important Components for Our Success

## New Phone System



# Important Components for Our Success

- Paper Reduction Efforts
  - ✓ Recycling
  - ✓ Secure Shredding
  - ✓ Scanning
  - ✓ Pull Printing
- New Laptops – Late 2020



Pull Printing

# Reconfiguration of Workspaces

- Office vs. Cubicle
- 40% offices to 15% offices
- More
  - Collaboration Spaces
  - Conference Rooms
  - Huddle Rooms
  - Telephone Rooms

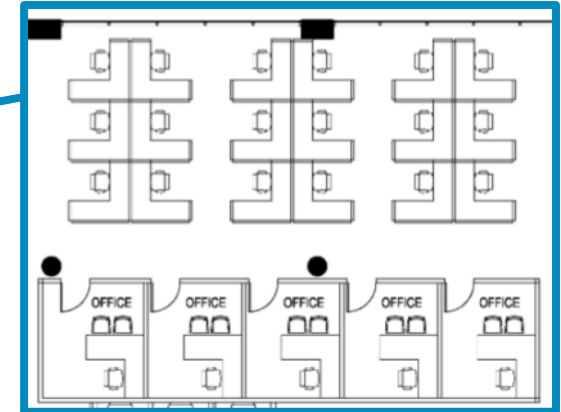
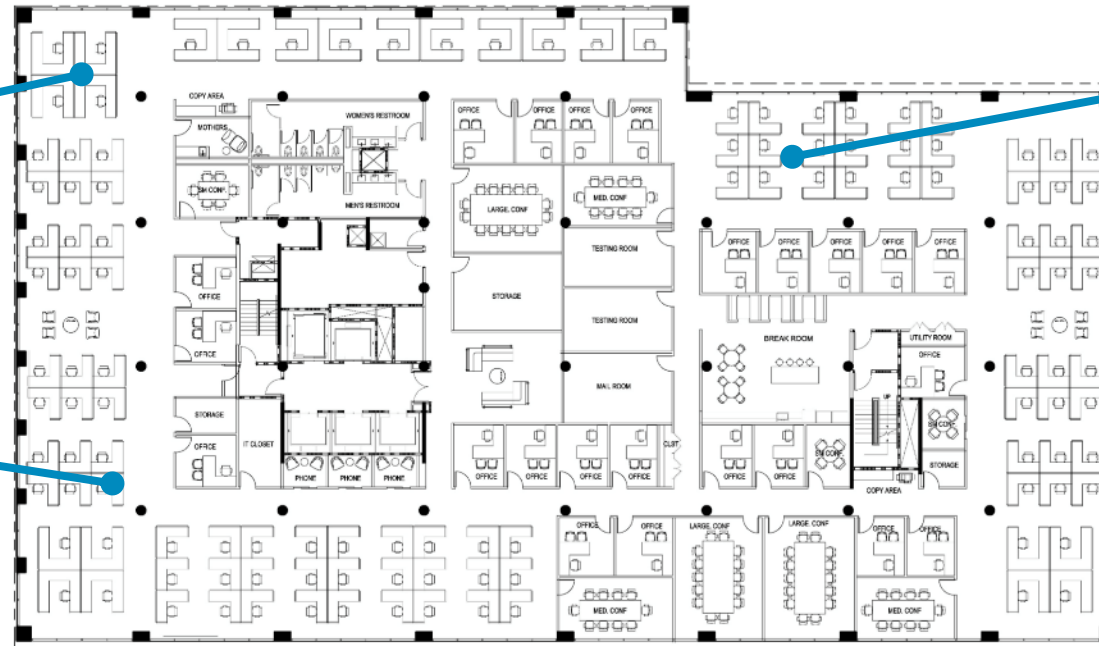


# Our New Workspace



## Access to Natural Light

Cubicles by the windows, offices on the interior



***Conceptual Floor Plan – not the final design***



# Anticipated Project Timeline





# Questions?

