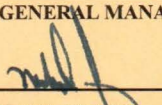
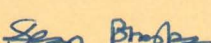
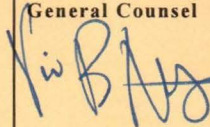
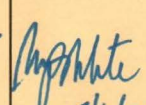
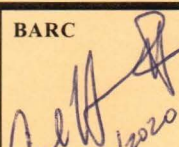




EXECUTIVE DECISION DOCUMENT

GENERAL MANAGER APPROVAL:  3/6/2020		GENERAL MANAGER ACTION REQ'D:		
DATE: 3/2/2020		BOARD INITIATED ITEM: No		
Originator/Prepared by: Sean Brooks Dept: Systems Development  3/5/20 Signature/Date:	General Counsel  3/6/2020 []	Controller/Treasurer  3/6/2020 []	District Secretary []	BARC  3/5/2020 []
Status: Approved		Date Created: 3/2/2020		

Authorization to Extend and Amend Building Maintenance Service Agreements for 2150 Webster Street (BART HQ) through Construction Period

PURPOSE:

To authorize the General Manager or his designee to extend and amend building maintenance service agreements for the new BART Headquarters at 2150 Webster Street and to direct the Controller/Treasurer to set aside \$970,000 for such agreements within the already approved budget.

DISCUSSION:

By Motion approved on September 12, 2019, the BART Board authorized the General Manager to purchase a ten-story office building located at 2150 Webster Street, Oakland, CA. BART purchased the building on December 10, 2019. The building has been renovated by the previous owner with almost entirely new building systems and equipment. The building however is not built out for occupancy and the floors are in a "shell like" condition.

The building consists of approximately 244,000 square feet of gross area. The building has the typical equipment found in similar office buildings including but not limited to: chillers, variable air volume valves, boilers, air handling units, water pumps, fire alarms, fire sprinklers, elevators, and other related equipment. Even though the building is not currently occupied, the operation, maintenance, repair, and spare part management requires individuals specifically trained to manage this type of facility until a full build out has been completed.

As part of the real estate transaction to purchase the building, BART received assignment of several service agreements from the seller in order to help BART maintain services at the building during the transition. The current provider of property management services is RiverRock Real Estate Group.

The Scope of Work for these agreements includes, but is not limited to labor to install, repair, maintain and manage the building infrastructure and related equipment. Staff is seeking to amend the authority granted to the General Manager for 2150 Webster Street to allow the District to enter into several service agreements needed to maintain the building. In addition to needing property management services from RiverRock Real Estate Group, other anticipated services agreements are listed in the attached Exhibit "A".

Recently, the District, issued Request for Proposals (RFP) No. 6M4702, for Building Management and Related Services for 2150 Webster Street. The District provided advanced notice to five firms on February 4, 2020. The RFP was advertised in several publications, starting on February 4, 2020 and continuing through February 25, 2020. The RFP was also posted to the BART Procurement Portal on February 4, 2020. A Pre-Proposal Meeting was held on February 13, 2020. A total of 4 firms attended. A total of 17 firms downloaded copies of the Request for Proposal.

On February 25, 2020, the District received a total of 2 proposals, which are shown in Table 1 below:

Table 1

<u>Proposers</u>	<u>Proposal Prices per Month</u>
Clear Blue Commercial	\$22,107
Colliers International	\$ 7,600
<u>Incumbent</u>	
RiverRock Real Estate Group	\$ 6,500

District staff reviewed both proposals and determined that both were non-responsive. Clear Blue Commercial did not meet the specified qualifications and Colliers International proposed several amendments to liability and insurance provisions that the District deemed unacceptable.

FISCAL IMPACT:

The \$970,000 to be authorized for the building engineering services and other building services agreements will be funded as described below.

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:

Proposed Funding	
8211 - 2019A Sales Tax Revenue Bonds	\$ 227,000,000
TOTAL	\$ 227,000,000

As of March 3, 2020, \$227,000,000 is the total budget for this project. BART has expended \$139,342,987, committed \$0, and reserved \$963,871 to date. This action will commit \$970,000, leaving an available fund balance of \$85,723,141 in these fund sources for this project.

The Office of 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.

FUNDING ALLOCATION:

Proposed Funding by FY	
FY 20*	\$ 173,000
FY 21	\$ 727,000
FY 22*	\$ 70,000
Total	\$ 970,000

*FY20 and FY22 funding is not for a full Fiscal Year.

ALTERNATIVES:

Do not authorize the General Manager to enter into the building maintenance service agreements.

RECOMMENDATION:

It is recommended that the Board adopt the following Motion.

MOTION:

The General Manager is authorized to extend and amend agreements for property management and other related building services for 2150 Webster Street, in the total amount not to exceed \$970,000 to RiverRock Real Estate Group and other building service providers, pursuant to notification to be issued by the General Manager or his designee.

Exhibit "A"

2150 Webster Service Contracts

Capital Project #17HN000

Vendor	Service Provided	Date of Agreement
Crown Energy Services, Inc. d/b/a Able Engineering Services, Inc.	Building Engineering	11/21/2019
Timothy Gale d/b/a J.T. Window Works	First Floor Window Washing	7/30/2019
BUILDING SERVICES / SYSTEM MAINTENANCE INCORPORATED d/b/a BSM Facility Services Group	Day Porter – Janitorial and Sidewalk Pressure Washing	4/8/2019
Otis Elevator Company (Warranty)	Elevators	10/10/19
Genesis Building Services, Inc. d/b/a Genesis Pest Control	Pest control - Rat's	9/24/2019
Red Hawk Fire & Security (CA), Inc.	FLS Monitoring, Fire Sprinkler, Diesel Fire Pump and Fire Alarm Inspections	10/16/2019
Chem Aqua, Inc.	Water Treatment for HVAC	9/24/2019
Matrix HG, Inc.	HVAC/Boiler Maintenance	11/19/2019
California Generator Service Corporation	Generator and Fire Pump Maintenance	11/19/2019
RiverRock Real Estate Group, Inc.	Property Management	12/06/2019