



# BART'S NEW CORPORATE HEADQUARTERS @ 2150 Webster St, Oakland, CA

PROJECT UPDATE &

BOARD ACTION ON CONTRACT NO. 6M4706



BART'S NEW HEADQUARTERS  
2150 Webster St, Oakland, CA  
Project Update



# BART'S NEW CORPORATE HEADQUARTERS

## Our Goals

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





# BART'S NEW CORPORATE HEADQUARTERS

## 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
- Proceeds of Sales Tax Revenue Bonds received to fund Project – October 2019
- Finalized purchase and closing – December 2019
- Released RFQ on February 2020 and RFP in March 2020 for tenant improvements

# BART'S NEW CORPORATE HEADQUARTERS

## Approved by the Board to Date

- September 12, 2019
  - 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
- March 12, 2020
  - Authorization to extend and amend agreements for property management and other related building services not to exceed \$970,000 to RiverRock Real Estate Group and other building service providers.

# BART'S NEW CORPORATE HEADQUARTERS

## Where are we now?

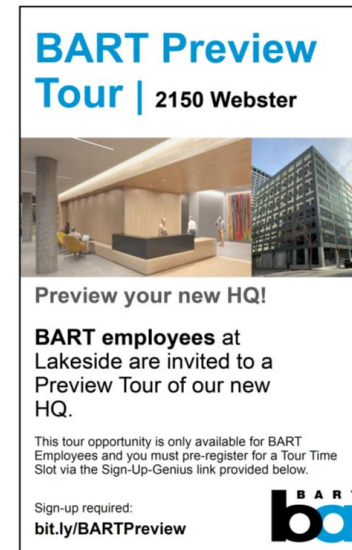
- Engagement of JLL
  - Change Management
  - Program Management
- Construction Period Property Management RFP
  - RiverRock Real Estate Group
- Request for Qualifications of Progressive Design-Build Contract
- Request for Proposal of Progressive Design-Build Contract
  - Proposals Received May 5, 2020

# BART'S NEW CORPORATE HEADQUARTERS

## Stakeholder Engagement

- Internal Stakeholder Engagement *So Far...*

- Meetings with Union Representation
- Open-House Tours
- Townhall Meetings
- Newsletters
- Project Website
- Employee Surveys
- Change Team Network
- Numerous Stakeholder Interviews



# BART'S NEW CORPORATE HEADQUARTERS

## Stakeholder Engagement

- Internal Stakeholder Engagement *to Come...*

- More Townhalls
- Meetings with Union Representation
- Storage & Digitization Task Force, and Training
- Change Team Network
- Website Updates
- Bi-Monthly Newsletters

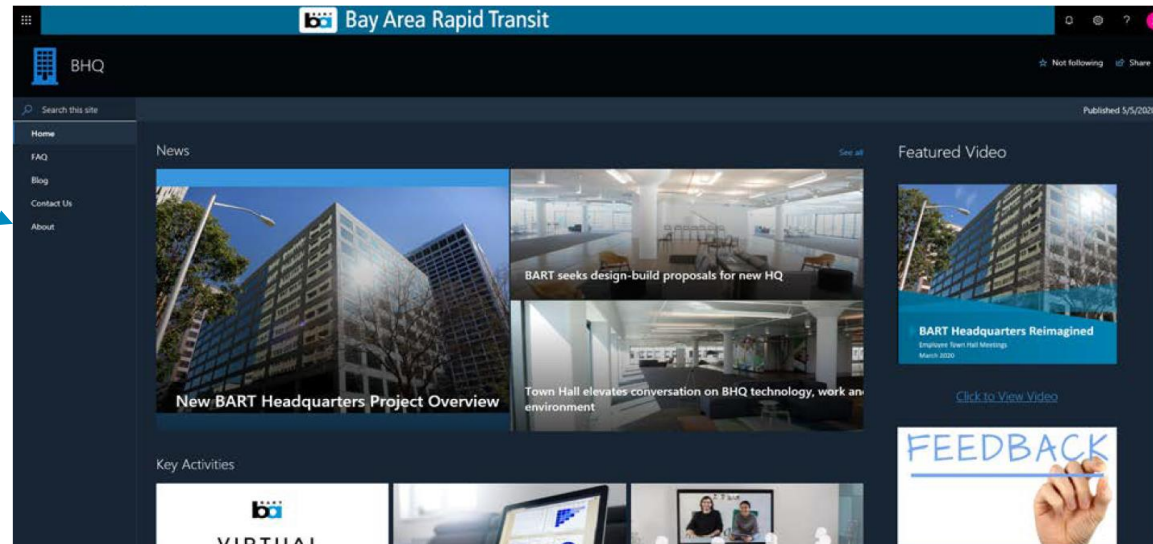


### BHQ Team Launches Newsletter

The BART Headquarters team has launched this monthly newsletter to keep employees informed about the project and the move to 2150 Webster. Our future headquarters now has a snappy acronym that everyone can remember: BHQ. The project name has also been shortened from "2150 Webster" to "BHQ."

The BHQ team meets multiple times each week to manage the project and to review feedback submitted by employees from each phase of the process. The BHQ project is everyone's opportunity to reimagine what we'd like in a workplace, while serving as change leaders to reassess how we do business daily. These changes are meant to encourage us to examine how our behaviors impact our workflows, collaboration, and our environment. We are excited to see BART leading the way in creating a workplace that values you, your environment, and your work as we continue to serve the San Francisco Bay Area region.

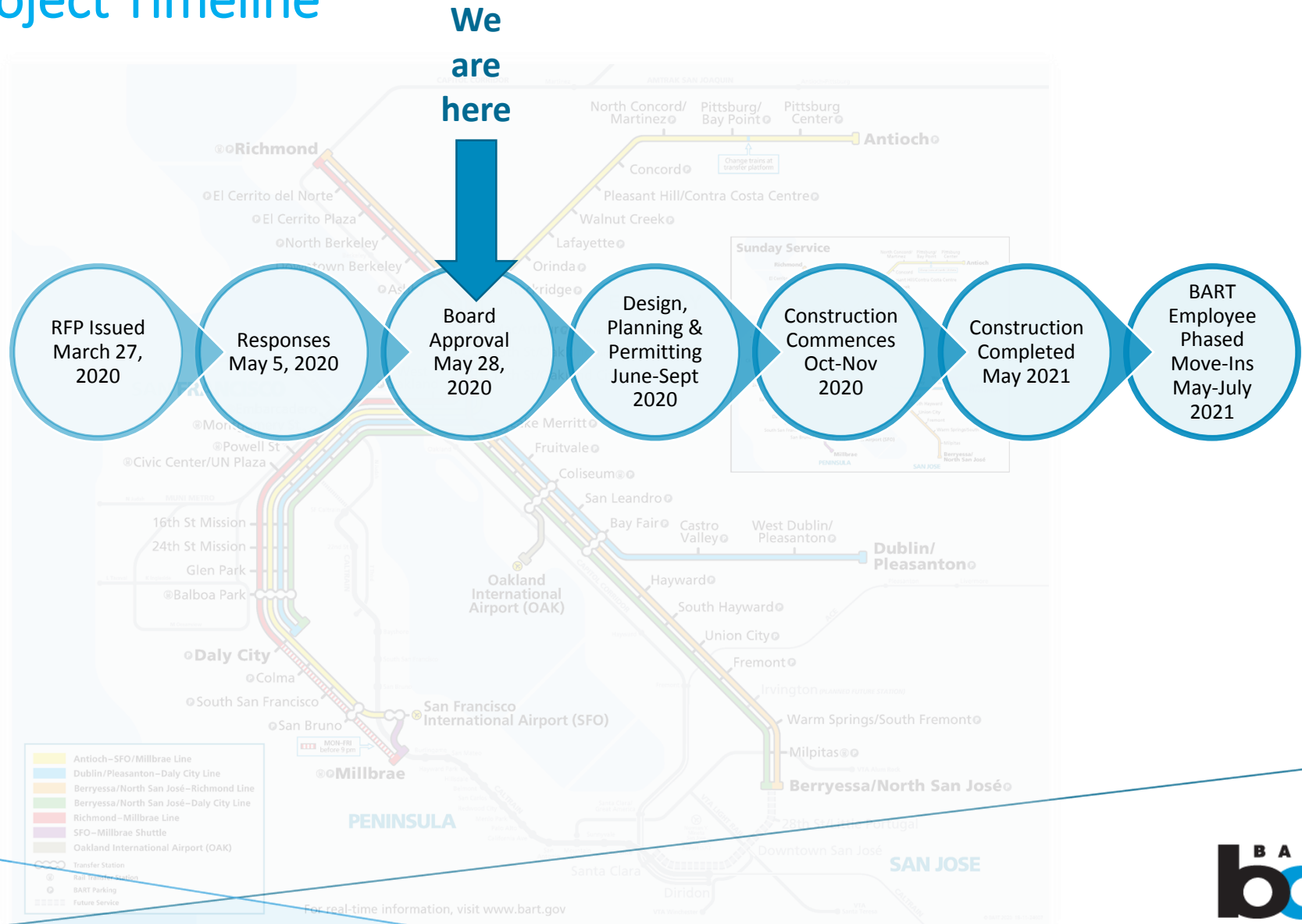
Please continue to share your thoughts, suggestions, and questions with the BHQ team by emailing [bhq@bart.gov](mailto:bhq@bart.gov). If you already sent an email to our old email address at 2150 Webster@bart.gov, don't worry, we still have it.





# BART'S NEW CORPORATE HEADQUARTERS

## Project Timeline



# BART'S NEW HEADQUARTERS 2150 Webster St, Oakland, CA

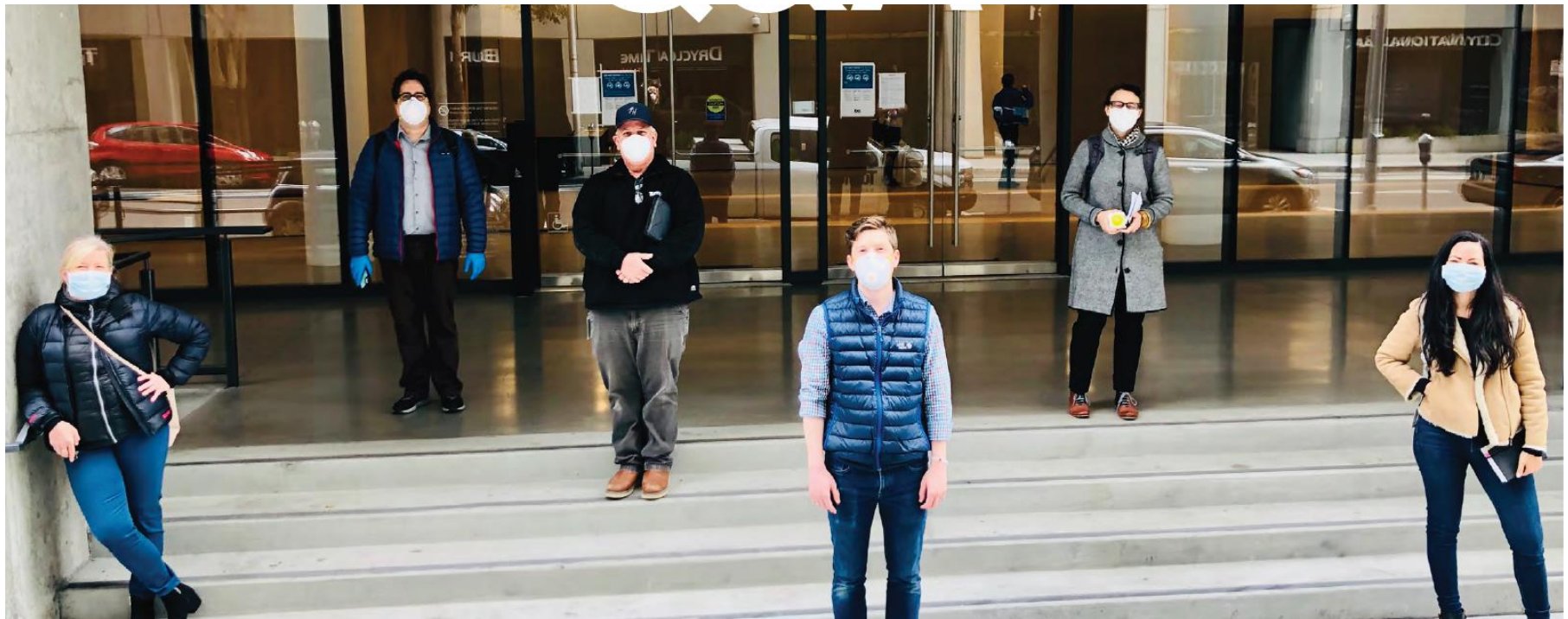
Board Action on Contract No. 6M4706



# BART'S NEW CORPORATE HEADQUARTERS

## Proposed Design-Builder

### Turner Construction Company and RIM Architecture



# BART'S NEW CORPORATE HEADQUARTERS

## Proposed Design-Builder

Who they are in their own words.....



- **Turner Construction Company**

- Turner is a North America-based, international construction services company and is a leading builder in diverse market segments. The company has earned recognition for undertaking large, complex projects, fostering innovation, embracing emerging technologies, and making a difference for their clients, employees and community.
- With a staff of 10,000 employees, the company completes \$12 billion of construction on 1,500 projects each year. Turner offers clients the accessibility and support of a local firm with the stability and resources of a multi-national organization.
- Turner's Vision
  - To be the highest value provider of global construction services and technical expertise.

- **RIM Architecture**

- RIM has provided professional architectural services since 1986. We have developed into a firm established globally and rooted in the ability to provide exceptional design for our local communities and clients. Our comprehensive portfolio validates our experience and proficiency in various markets in both public and private sectors. We have 70 dedicated design professionals to showcase our capacity and skills to surpass the expectations of you, our client.
- RIM's Vision
  - RIM is the trusted design partner providing inspired solutions, enriching communities across continents. Together, we shape the future.



# BART'S NEW CORPORATE HEADQUARTERS

## Proposed Design-Build Team

**Brendan Crockett**  
Project Manager

**Shelah Shanks**  
Lead Designer

**Bob Boyd**  
Project Superintendent

**Kyle Gray**  
Design Manager

**Michelle Jones**  
Design Principal /  
Architect of Record

**Gaurav Joshi**  
Project Executive





**Kaj Osterback**  
Preconstruction Manager

**Elena Anaya**  
Community & Citizenship  
Senior Director

**Turner RIM**

# BART'S NEW CORPORATE HEADQUARTERS

## Source Selection Committee Evaluation

	Turner/RIM
Technical Proposal	
Oral Interview	
Price Proposal	
Small Business Participation Commitment	32% SB Participation Commitment (Project Goal 30%)
Total Possible Points	

# BART'S NEW CORPORATE HEADQUARTERS

## Design-Builder Evaluation

	Bid Quantity	Turner/RIM
Estimated Direct Cost of Construction	Allowance	\$52,000,000
Bond Premium	Lump sum	\$632,440
Programming Fee	Lump sum	\$599,686
Management Fee for Design, Construction, Activation and Closeout phases	Lump sum	\$2,034,605
Design-Build percentage Fee	%	6.156%
Estimated Design-Build Fee	Lump sum	\$3,201,120
<b>Total Price Proposal for Evaluation</b>	<b>Allowance</b>	<b>\$58,467,851*</b>

\*All proposed amounts were within budgeted range

# DESIGN-BUILD OF BART HEADQUARTERS

## CONTRACT NO. 6M4706

### MOTION:

- The General Manager is authorized to award Contract No. 6M4706 for the Design-Build of BART Headquarters, in the total amount not to exceed \$58,467,851.37 to Turner Construction Company, subject to the District's protest procedures.