



BART Headquarters Update

9/9/2021

Agenda

- *Schedule and Timeline Update*
- *Construction Update*
- *Technology Initiatives*
- *Workspace Sound Management – Acoustic Chair Update*
- *Office of Civil Rights Update*
 - *Small Business Participation*
 - *Turner Construction Community Benefit Results*
- *Next Steps*
 - *Transition from Construction to Property Management*

BART Headquarters Update

BHQ Project Timeline

Jul — Oct — Jan — Apr — July — **We are here** — Oct — Feb ➔

TIMELINE

Notice To Proceed

SCHEMATIC DESIGN

60 DAY PROGRAMMING PERIOD

Trade Package Advertising & Awards

Construction Started
12/28/2020

Construction and Relocation

Floors 3 & 9	6/4 – 6/7
Floors 8 & 7	6/11 – 6/13
Floors 6 & 5	6/23 – 6/27
Floors 4 & 10	7/2 – 7/4
Floors 2 & 1	7/23 – 8/2

Remaining Items

- Fire Pump
- Roof Top Access
- Lobby Doors

Activities over next 4-6 Weeks

- ❖ Systems Commissioning
- ❖ Fire Pump infrastructure
- ❖ Minor Punch list

POST AWARD SBSS

Jan & Feb Workshops

- Pre-Construction Submittals
- B2Gnow Payment Tracking Software
- CPR Upload Overview

March Workshops

- Understanding General & Supplemental Conditions

April Workshops

- BHQ Quality Assurance (QA & QC) and Closeout
- Requirements for Successful Completion

Engagement Input & Communications:

- | | | |
|---|---|--|
| <ul style="list-style-type: none"> • Leadership & Project Meetings • Change Team Network • Newsletters • BHQ Website & FAQs | <ul style="list-style-type: none"> • Town Halls & Virtual Workshops • Workplace Tours • Furniture Mockups • Department Meetings | <ul style="list-style-type: none"> • Move Prep Planning • District wide survey |
|---|---|--|



BHQ

Technology Initiatives for a Better Workplace

Collaboration

- ❖ On average there are now 6 smart rooms per floor
- ❖ 9 advanced training rooms with full online video connectivity

Flexibility

- ❖ Laptops for BHQ staff
- ❖ Secure connectivity while working remote

Comfort

- ❖ Widescreen monitors w/ integrated docking station
- ❖ Seamless WiFi
- ❖ Sound Masking

Environmental

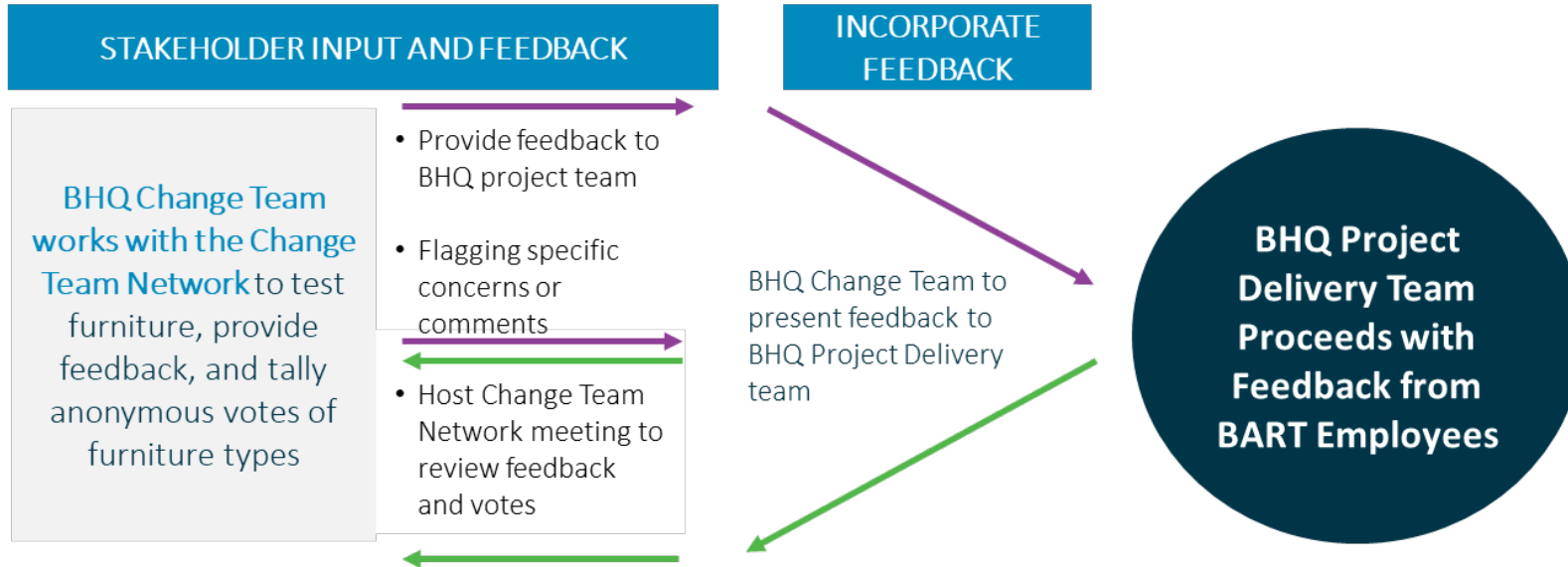
- ❖ Centralized copy/printing locations
- ❖ Water bottle Filling Stations

Communication

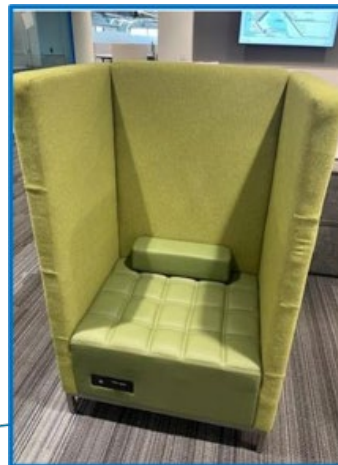
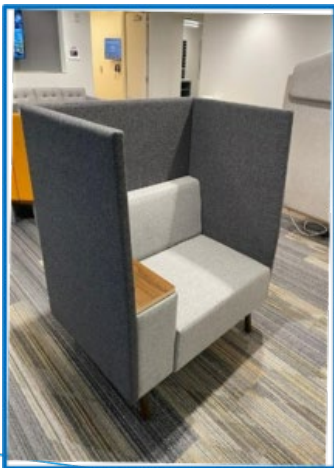
- ❖ Voice Over IP Telephone System
- ❖ Company Dashboards

Workspace Sound Management

Acoustic Chairs



Stakeholder Input and Feedback Survey through October: These chairs are located on multiple floors on BHQ. Employees can test the chairs and use a QR Code to send the BHQ their feedback and their preferred choice.



BART Headquarters Project Budget

	Base Contract Value	Current Contract Value
Construction	\$52M	\$58.106M
Design and Programming	\$0.6M	\$5.137M
Management Fees and Bond	\$5.86M	\$6.392M
Total Price	\$58.47M	\$69.635M*

Small Business Participation

	Value	SB Participation	SB %
<i>Contract Value At Time of Bid</i>	<i>\$58,467,851</i>	<i>\$18,709,712</i>	<i>32.0%</i>
<i>Revised Contract</i>	<i>\$69,635,003</i>	<i>\$22,283,201</i>	<i>32.0%</i>
Forecasted – <i>(Contractor)</i>	\$69,633,594	\$24,625,216	35.4%
Validated by Office of Civil Rights	\$68,039,012	\$24,938,135	36.7%
Payments to Date – <i>as of August 2021</i>	\$55,560,691	\$15,436,144	27.8%

**Inclusive of all Board Approved Change Orders*



Turner



BART HEADQUARTERS
COMMUNITY BENEFIT

OUTREACH EFFORTS

4 OUTREACH MEETINGS successfully held virtually

349 FIRMS in attendance at outreach meetings

141 SPECIALTY CONTRACTORS in attendance at outreach meetings

60+ MATCHMAKING one on one meetings

Turner
BART HEADQUARTERS
FINAL TRADE PARTNER OUTREACH MEETING
TUESDAY, SEPTEMBER 8TH 9AM-11AM VIA ZOOM

RSVP HERE

General Requirements | Steel / Misc. | Iron | Millwork | Doors, Frames and Hardware Glazing | Flooring
Acoustical Ceilings | Ceramic Tiles | Painting | Signage | Specialties | Window Shades | Site Furnishings

TRADE PACKAGES

BuildOUT CALIFORNIA **RAINBOW CHAMBER SILICON VALLEY** **Sacramento** **GGGA** **Turner**

BART TRADE PARTNER OUTREACH MEETING #4

Turner has been awarded the BART Headquarters Tenant Improvement Project in downtown Oakland. The Project includes the build-out of approximate 240,000 square feet of commercial office space. The work includes typical office space, ground floor lobby renovations, a large public meeting area and roof-top amenities.

Turner, BuildOUT California, Sacramento Rainbow Chamber of Commerce, Rainbow Chamber Silicon Valley and Golden Gate Business Association will be co-hosting the last virtual information session regarding the BART project on Tuesday, September 8th via zoom

At the end of the presentation, subcontractors can meet the Core Trade Partners listed above in private breakout rooms.

REGISTER NOW

<https://tinyurl.com/turnerbartoutreach4>

Once you have registered for this event, you will be sent a confirmation email with a Zoom link to attend.

COMMUNITY PARTNERSHIP

SHARED GOAL: PROMOTE INCLUSIVE CONSTRUCTION
CONTRACTING ON BART HQ PROJECT

Turner

BART
ba

JLL

THE ALLEN GROUP, LLC

PCG
PENDERGAST
CONSULTING GROUP

DGS
GENERAL SERVICES

OAKLAND AFRICAN-AMERICAN
CHAMBER OF COMMERCE
OAACC

SFAACC

BuildOUT
CALIFORNIA

360
TotalConcept

BIG MOUTH
PRODUCTIONS

ASIAN, inc.

RAINBOW
CHAMBER
SILICON VALLEY

Sacramento
RAINBOW CHAMBER
OF COMMERCE

WRMSDC

LOWE CONSULTING, LLC
JOHN M. LOWE, JR., P.E.

GGBA
GOLDEN GATE BUSINESS ASSOCIATION

RIM

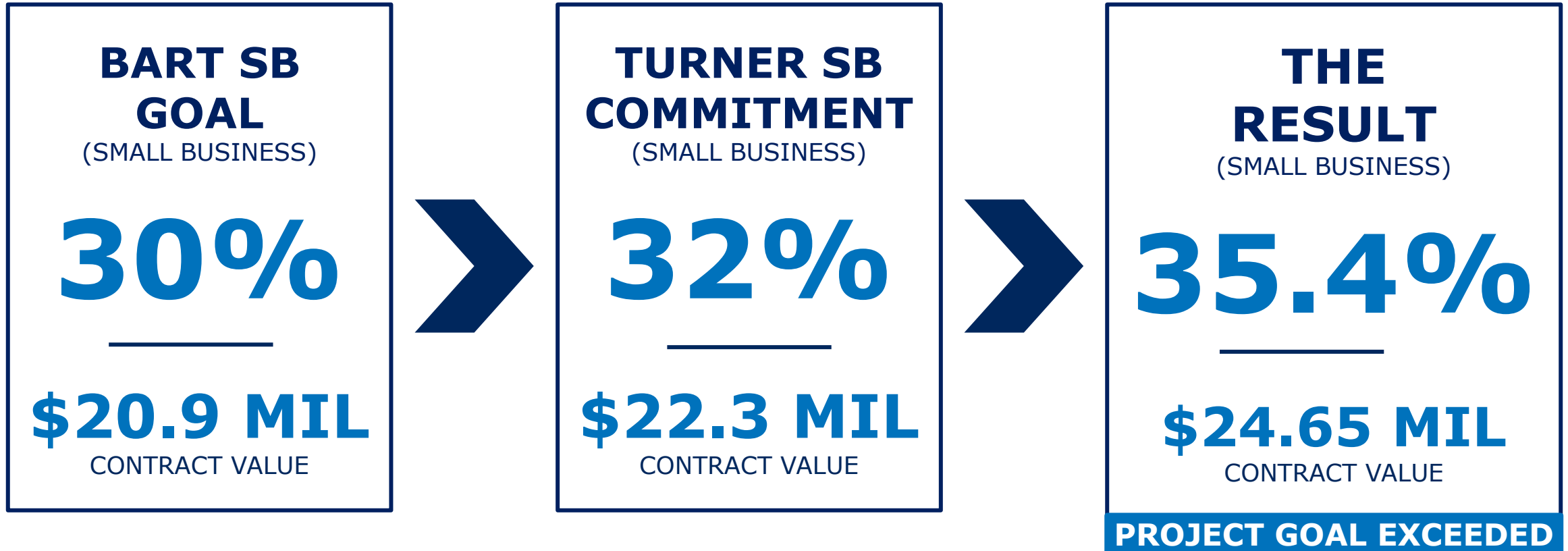
NAMC
NATIONAL ASSOCIATION OF
MINORITY CONTRACTORS

ROSENDIN

SBA
U.S. Small Business
Administration

BROADWAY MECHANICAL CONTRACTORS
BMC

SB GOAL & BENEFIT RESULT



ADDITIONAL BENEFIT RESULTS

10% AA
Commitment

13%

(\$8.9 MIL)

AA

African
American
Owned

17%

(\$11.4 MIL)

MBE

Minority
Business
Enterprise

2.8%

(\$1.8 MIL)

DVBE

Disabled
Veteran
Business
Enterprise

10%

(\$6.8 MIL)

WBE

Women
Business
Enterprise

35.6%

(\$24.4 MIL)

LOCAL

East Bay

PRIORITY ARCHITECTURAL GRAPHICS

Priority Architectural Graphics is thrilled to be included on a project that will have an enormous impact in Oakland by bringing jobs and contracts to the community. BART ensured that our provider was using local goals that the Construction engage in a wonderful and community allow our this summer.

**SB
SB-PW
LBE**
Certified Trade Partner

Turner BART **ba**


JULIANA SOLIS
PRESIDENT

Rubecon Builders Inc.

**SB
MBE
LBE**
Certified Trade Partner

Turner BART **ba**


RUBEN SANTANA
PRESIDENT

Red Dipper Electric

**DBE
MBE
LBE
SLEB
LIABE
SBE**
Certified Trade Partner

Turner BART **ba**


DOUG

BECI electric

Beci Electric

**WBE
WBENC
DBE
SBE
SLEB
LBE
LIABE**
Certified Trade Partner

Turner BART **ba**


REBECCA ANDERSON
PRESIDENT

NET ELECTRIC

Net Electric, Inc

**SBE
MBE**
Certified Trade Partner

Turner BART **ba**


NATHAN TYLER
PRESIDENT

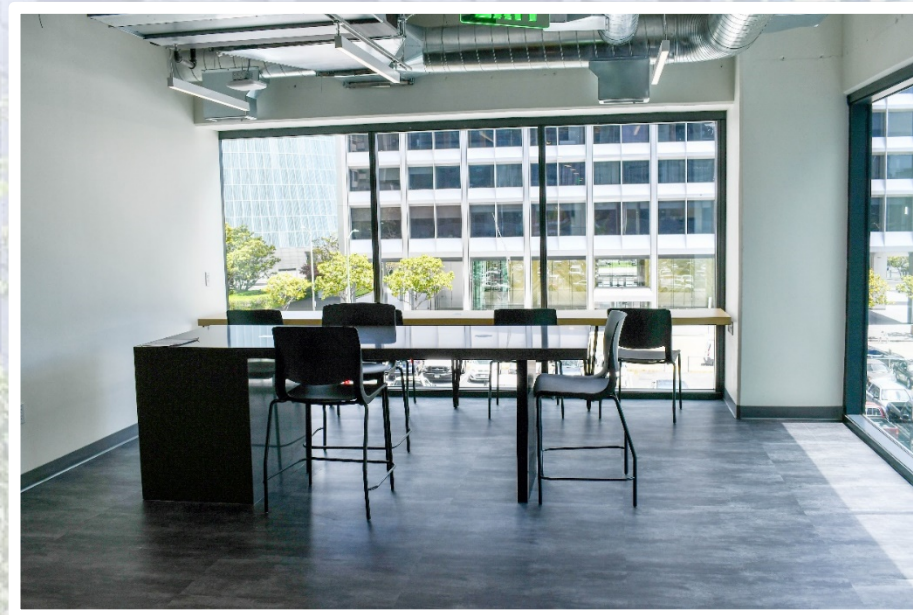
We are elated to be included on a project that will have an enormous impact in Oakland by bringing jobs and contracts to the community. BART ensured that our provider was using local goals that the Construction engage in a wonderful and community allow our this summer.

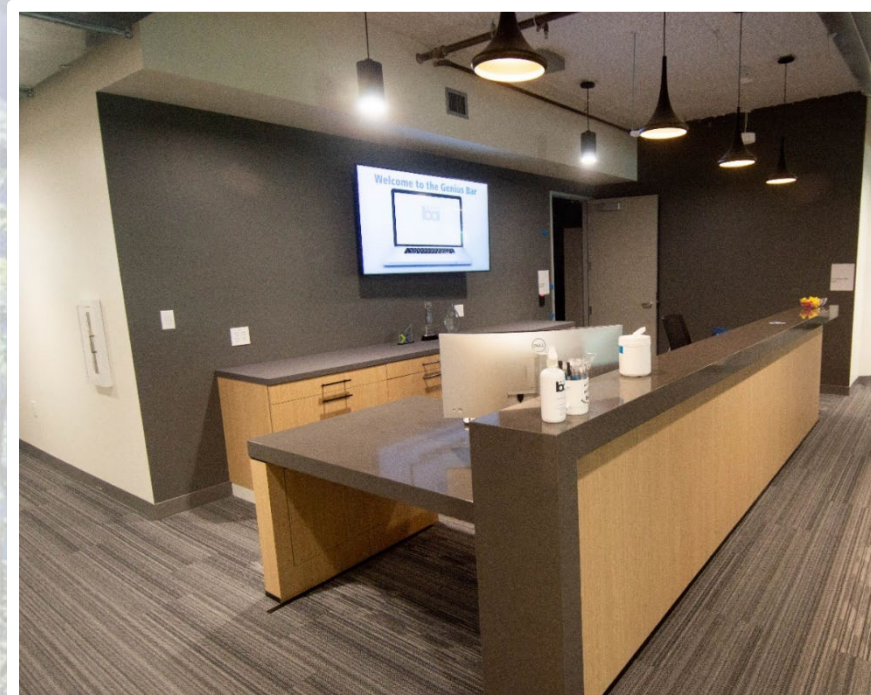
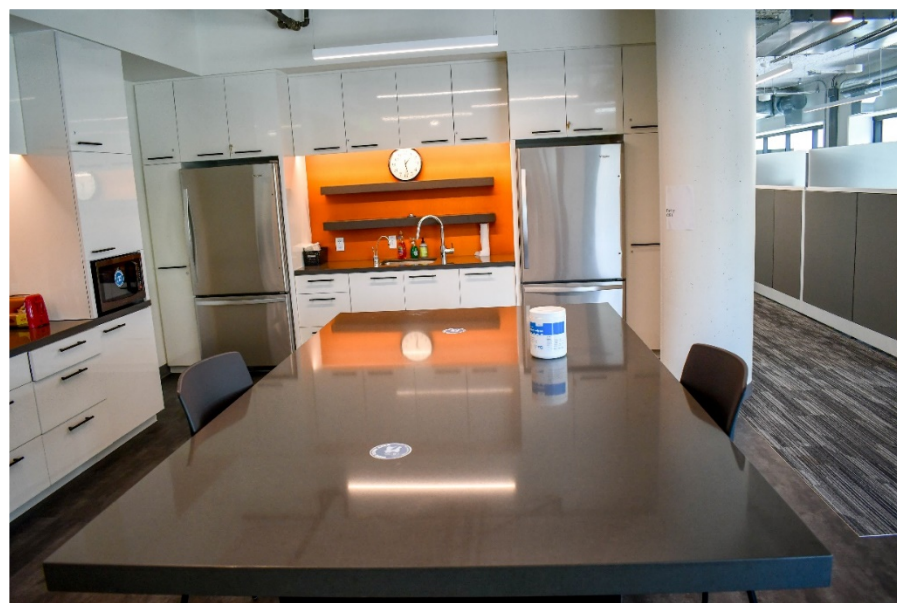
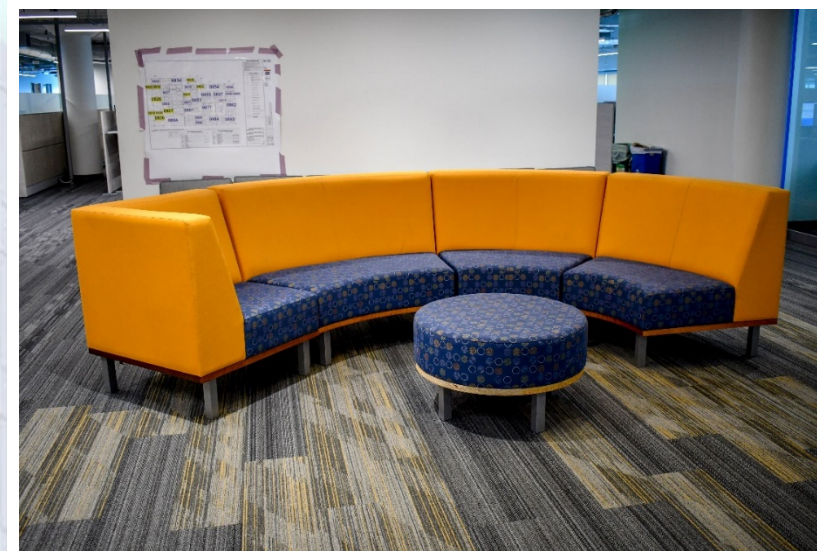
We are pleased to be part of the BART HQ TI, this gives us a chance to showcase our abilities while providing the client with a professional job on time and budget, while working safely. This will show that small minority contractors have the capacity to perform large scale projects like this. We want to set the standard of excellence in this field.

VOICE OF OUR TRADE PARTNERS

THANK YOU TO OUR TRADE PARTNERS







Next Steps

- Boardroom Commissioning
- City of Oakland – Final inspection
- Punchlist Completion
- Transition from Construction to Property management
 - Property manager on board
 - Building Engineering, Janitorial, Elevator, Fire/Life Safety & Security contracts (Approved 5/13/21)
 - Advancing building policies, procedures, trainings



Beci
Electric

WBE
WBENC

DBE

SBE

SLEB

LBE

LIABE

Certified
Trade
Partner



BART plays an essential role in this area's economy, and we have been fortunate to work on projects at passenger stations, maintenance stations and the Transbay Tube. Being part of the construction of their new headquarters feels like both a natural next step and an exciting culmination of years of collaboration."



REBECCA ANDERSON
PRESIDENT





Red
Dipper

DBE
MBE
LBE
SLEB
LIABE
SBE
Certified
Trade
Partner



“ We are elated to be included on a project that will have an enormous impact in Oakland by bringing jobs and contracts. BART ensured community engagement and Turner Construction worked collaboratively with the African American Chamber’s to increase minority participation from 10% to 17%, which will certainly improve the health and welfare of this community.”



DOUG PARRISH
CEO



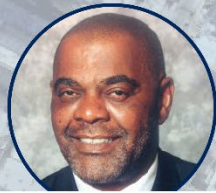


Baines
Group

SB
SBE
MBE
LBE
DBE
Certified
Trade
Partner



BGI is pleased
to once again
partner with
Turner & bring
success to
the Oakland
community
through the BART
Headquarters
project.”



MICHAEL BAINES
PRINCIPAL



ELIZABETH NORRIS
PRINCIPAL





Rubecon
Builders Inc

SB
MBE
LBE
Certified
Trade
Partner



The safety and comfort of BART employees is key to keeping the BART system running smoothly. We are excited to provide our services to ensure the BART facilities are up to the highest standards.

We greatly appreciate the opportunity of working for one of the iconic staples of the Bay Area.”



RUBEN SANTANA
PRESIDENT



Valdez
Painting

**SB/
MICRO**
Certified
Trade
Partner



At VPI we like to challenge ourselves with all different kinds of work. Because the BART HQ project is a fast paced project, we are excited to partner with Turner Construction and coordinate with other trades to deliver a successful project for BART.”



CAMERON BOURBOULIS
PROJECT MANAGER



All Bay
Area Glass

**WBE
MSBE**

DBE

SB

SLEB

SLBE

Certified
Trade
Partner



Turner is a leader
in the construction
industry. It is a great
opportunity to partner
up and show our
craft, as well as gain
invaluable knowledge
from Turner on this
project.”



SHAUNE GBANA
PRESIDENT



RCM Fire
Protection

SB
Certified
Trade
Partner



With RCM Fire Protection
originating in the Bay
Area, it is our privilege to
service BART, an iconic
symbol of our home!”



TAYLER MISFELDT
BUSINESS DEVELOPMENT



Priority
Architectural
Graphics

SB
SB-PW
LBE
Certified
Trade
Partner



Priority Architectural Graphics is thrilled to be a part of the BART HQ project because this construction shows that our regional transit provider finds strong value in using local businesses! The goals that BART and Turner Construction set together to engage companies like us are wonderful to see. Planning and commitment like this will allow our region to reawaken this summer in a big way!”



JULIANA SOMMER
PRESIDENT

metrocontract|group

Metro Contract Group

DBE
MBE
SBE

Certified
Trade
Partner

Turner **BART**
ba

“It’s our pleasure to work with BART and Turner Construction on this important and exciting project for our local region. We look forward to working with Turner and contributing to the future of our local transit district. We also appreciate Turner Construction and BART’s outreach and inclusion to small, diverse vendors - initiatives that Metro support.”



DWIGHT JACKSON
PRESIDENT/CEO



Big Pipe Mechanical

DBE
MBE
SBE
LBE

Certified
Trade
Partner



We're excited about working on the BART Headquarters project. It gives our firm the opportunity to work closely with Turner and Broadway Mechanical so we can learn and grow as a small business that's an asset to larger contractors."



CHARLES MATTHEWS
PRESIDENT/OWNER



Ascent
Inc.

SB-PW
Certified
Trade
Partner



BART is such an
important part of our
community.

We are proud to provide
equipment for the
headquarters project.”



CHAD MIARS
DIRECTOR OF BUSINESS OPS