

BART Agreement Number: 6M6139

Approval Date: 08/18/22

Work Plan No. A.01-07 BPD Administrative HQ Relocation Preliminary Site Alternatives Assessment

Scope:

[Note that this work begins with Task 10 as Tasks 1-9 are covered by the existing Work Plan (A.01-06).

Task 10: Pre-feasibility Analysis and Cost Estimating

Task 10.1: Pre-feasibility Analysis of Existing Buildings

IBI will build on our site analysis under the current effort’s ‘Task 7: Site Analysis & Options’ and include a pre-feasibility analysis of existing buildings/properties that could potentially accommodate the required program for a new facility. Following BART’s selection of up to three existing buildings to study, IBI staff will attend a site walk of existing conditions for each building. IBI will then prepare a summary memo of the potential feasibility for each building, which will be incorporated into the final project report under the current effort. The analysis will include the feasibility of existing space to accommodate the specific program that has been developed under the current effort, as well as a preliminary analysis of improvements needed.

Task 10.2: Preliminary Cost Estimation

For this task IBI will hire Rider Levett Bucknall (RLB) to assist in the cost estimating effort, which BART and R+A have approved as a direct expense, subject to the proposed fee below being the maximum allowed. IBI and RLB will create a preliminary cost estimate of up to six (6) site options that could potentially accommodate the required program for a new BART police headquarters facility. The 6 options will be selected by BART and will include both existing BART property and potential acquisitions. Options will be a selection of potential new-build or renovations. The sites will range in size (roughly between 1 - 4 acres) and context (urban high-density to suburban low-density) and will all be in the Bay Area. The facility is expected to be around 60-65k SF.

IBI will provide RLB with a summary for each site option including the parcel size/acreage, the gross floor area and stories/height of the proposed building, whether the required parking is provided as surface parking or as part of a parking structure, as well as a 3d view of the proposed massing. RLB will prepare a rough order of magnitude cost for each option, including building costs (noting some options would be new construction while others are adaptive reuse) and site development costs.

Prime: Raimi & Associates

Subconsultants:

Subconsultant	Amount	DBE (Y/N)	SBE (Y/N)
IBI Group	\$54,376	N	N

Total Work Plan Value: \$58,654