

Work Plan WPA.01-11 BART 16th St. Plazas

Scope:

Following authorization to proceed from BART, the following Tasks will be performed:

Task 1: Project Management

The Consultant will assign a dedicated Project Manager and assemble a team of designers to staff the project. The Consultant will gather any background information provided by the Client for project set-up including CAD files, utilities, site plans, geotechnical and soils reports, existing and historical data on plant communities, and research on the culture and history of the site as we explore placemaking opportunities. Set-up will also include a site visit and site photo documentation.

The consultant will attend bi-weekly meetings (60 minutes) with the BART PM team.

Business administration tasks such as schedule refinement and invoicing will be reviewed monthly.

Task 2: Engagement

We value partnerships with City departments, civic organizations, and focus groups. These collaborators provide valuable insight into their communities and help drive discussions regarding implementation, funding, and utilization. We believe in engaging early and often. We form partnerships that endure the length of the project's timeline and value feedback and communication throughout the process. Locals are the best stewards of any city and a vital component of shaping community improvement plans.

The Consultant will meet with select staff and community stakeholders throughout the Concept Design process. Client to schedule meetings and arrange meeting rooms, as required. It is anticipated

that each group will meet independently. Consultant to help lead each 60-minute meeting and will provide meeting notes. The following meetings are anticipated:

- Review opportunities and constraints and understand program goals:
 - BART staff
 - City staff
 - Key Community stakeholders
- Review design options
 - BART staff
 - City staff
 - Key Community stakeholders
- Review consolidated design
 - BART staff
 - City staff
 - Key Community stakeholders

In addition to these meetings, the Consultant will also participate in two (2), 90-minute in-person Community Engagement Workshops. Client will schedule, secure the workshop location, and advertise the workshops. Consultant will lead the workshops, providing presentations, display boards, and/or activities to gather and evaluate the needs and desires of those who live in the immediate vicinity of the project. These events will be opportunities for social connection and community interface with the designers and are meant to draw upon the diverse sectors of the community, especially those that may be under-represented.

Task 3: Concepts

The Consultant will work with Client and stakeholders to create basic programming for the exterior spaces. The Consultant will create preliminary studies, diagrams, and sketch design concept proposals to illustrate potential design direction for the plazas. Based on approved programming, the Consultant will explore up to three (3) design options for comment and review. Based on feedback received from Client, stakeholders, and the community, the Consultant will refine the design into one consolidated Concept Design site plan. After a Draft Cost Estimate of the design and based on any feedback on value engineering to the design scope or materials from the Client, the Consultant will finalize the Concept Design.

Task 4: Order of Magnitude Cost Estimates

Using the consolidated Concept Design, the cost estimating consultant will develop a Draft Cost Estimate for Client review. Based upon feedback on pricing, and modifications to the site plan to reflect any Value Engineering requirements, the cost estimating consultant will update the Final Cost Estimate based on the final Concept Design.

Prime: Raimi & Associates

Subconsultant	Amount	DBE (Y/N)	SBE (Y/N)
Fletcher Studio	\$ 62,903	N	N
M Lee Corp	\$ 15,464	Y	Y

Total Work Plan Value: \$ 84,930