

BART Agreement Number: 6M8213

Approval Date: 07/20/2026

Work Plan: A.02-03 BPDHQ GEC/CM/PM Support - Amendment #2

Scope:

Consultant to provide design, construction management and project management oversight services for this progressive design-build project. Due to funding constraints, an initial work plan was issued with a Period of Performance (PoP) intended to cover the first ~6 months of work. A follow-on work plan was issued with the intent to cover the remainder of the project. However, a supplemental work plan is now required to cover additional costs that have arisen, due to but not limited to, the following:

1. Increased Contract duration due to the 50-day schedule extension that was issued to Swinerton as well as delays incurred awaiting permit approvals.
2. The additional design review cycle that was not originally anticipated (IFC set).

3. The additional Project Management support needed as a result of the District procuring equipment and services originally anticipated to be included in the Contractor's scope.
4. Project Management support to help populate the Maximo database.
5. An additional inspector due to the rapid pace of construction.
6. Overtime that was necessary to support the aggressive schedule for the GMP and inspections
7. Anticipated overtime to support acceleration efforts to recover schedule due to delays.
8. The additional support that will be needed for the increased effort following Substantial Completion for non-Contractor scope (i.e. A/V install/configuration).

Scope shall include all staff and services necessary to effectively oversee design and construction as well as provide project management support. These efforts include, but are not limited to, the following:

Design Oversight

Scope
Perform oversight reviews of Contractor's programming and design submittals within 10 working days or as directed by the CM team/BART PM to ensure Code compliance.
Perform structural PEER review to the extent required per Code within 10 working days.
Perform oversight reviews of construction submittals within 5 works days or as directed by the CM team/BART PM to ensure compliance to approved design and Code.
Respond to Requests for Information (RFI's) as directed by the CM team/BART PM within 2 working days.
Attend construction meetings onsite as requested by the CM team/BART PM.
Attend quarterly meetings to update project risk register.
Attend site visits to witness testing and critical construction activities, conduct field investigations/inspections as requested by the CM team/BART PM.
Support the CM team/BART PM in preparing punch lists during formal inspections.
Support the CM team/BART PM in preparing change notices as needed.

When requested, assist in the review of Potential Claims and Claims.
All design reviews to be performed in accordance with BART's DQMP.
Sign District's Final Design Conformance Certificate and Construction Conformance Certificate confirming that all work has been completed per Code requirements and that all comments have been resolved/addressed.

Construction Management Oversight

Scope
Interaction and correspondence with the Contractor
Coordinating the field activities
Document control
Process and review RFIs and Submittals
Preparation, negotiation and processing of change orders per the BART Oversight Manager's Manual
Cost estimation (Engineer's Estimates)
Review contractor's monthly schedule updates
RE biweekly progress reports
Daily inspection of work utilizing checklists provided in the BART Oversight Manager's Manual to confirm Contractor is meeting Contract Requirements. Any non-conformances and punch lists will be documented and tracked to resolution
Review and approve the Contractor's quality control plans and ensure the Contractor complies with the approved plans and specifications
Perform non-structural special inspections were required per Code.
Utilize a 3rd party testing firm to perform sampling and testing for non-structural work (upon request).

Ensure certificates of compliance are received and test results meet specified criteria
Processing invoicing
Claims analysis as necessary, including fire specialist review
Coordination with the City of Oakland, as needed
Coordination with utilities including PG&E, as needed
Attend weekly Contractor meetings. Attend and facilitate design coordination and other special meetings, as required. Prepare meeting agendas and meeting minutes for associated meetings.
Provide project updates on Contractor's progress of work, when requested
Witness testing
Attend quarterly meetings to update project risk register
Other technical support or services as required to support construction completion
Sign District's Construction Conformance Certificate confirming all work has been completed per Code requirements and maintain all associated backup documents
All of the work above shall be performed in accordance with the BART Oversight Manager's Manual, including the utilization of QC/QA checklists and forms provided therein.

Project Management Support

Scope
Project Controls & Scheduling – Duties include:
• Maintenance and reporting of project expenditures to project manager and other BART stakeholders, such as BART Finance and Office of Infrastructure Delivery (OID) management.
• Assist with preparing monthly progress status update reports for OID Management.

• Reports shall document monthly project expenditures, forecast future spending and cash flow, earned value management, document project activity and progress, and identify project risks and their proposed mitigations.
• Assist in the preparation of reports required by funding agencies and Measure RR as applicable documenting how funds were expended.
• Maintain project schedule.
Document Control – Duties include:
• Record incoming and outgoing correspondence between BART, Consultants, Contractor and third-parties.
• Maintain a hard copy and electronic copy of the current set of Contract Plans and Specifications. This current set shall document changes to the Contract Documents made via Change Notice. Superseded sheets shall be included in both hard and electronic copy. Electronic copy shall be searchable and be organized with bookmarks.
Procurement Support:
• Support the BART PM to facilitate the procurement, staging and coordination of Owner furnished materials and equipment.
Systems Lead – Duties include:
• Coordination with BART Systems Stakeholders (Comm, OCIO, CSE and telecom)
• Review designs
• Check for scope gaps
• Facilitate effective testing/commissioning
• Assist with coordinating BART self-performed work
• Advise the BART PM of any issues/challenges and provide recommendations
• Assisting with BART procurement efforts for owner-furnished technology
• Other duties as assigned

Maximo Database:
Populate Excel files that feed into the Maximo database with makes/models of equipment, equipment location, cost information, anticipated service life, warranty and other information as may be required.

Prime: TYLin-TSE JV

Subconsultants	Amount
AZAD	\$ 955,927
Robin Chiang	\$ 292,611
YEI	\$ \$ 84,139

Total Work Plan Value: \$ 1,944,268