BART Agreement Number: 6M8212 **Approval Date: 11/24/26**

Work Plan A.15-01 Final Design and Bid Support Service for System Wide HVAC Upgrade Ph-2

Scope:

CONSULTANT will provide the following services:

2.1 Project Management

A. Manage project execution, coordinate with BART, conduct bi-weekly meetings, maintain schedule, and prepare meeting minutes.

2.2 Field Investigation

A. Prepare Global SSWP to access sites

B. Perform field surveys at the twelve (12) Train Control Room (TCR) locations to confirm existing HVAC equipment, electrical distribution, condensate drainage systems, emergency eyewash stations, and duct smoke detectors, and document existing site conditions to support the engineering design.

C. Perform 30-day electrical load metering at the TCR locations to confirm existing electrical loads, support HVAC heat load calculations, and confirm the available electrical capacity of the existing systems. At BART's discretion, the load metering will either be performed by BART or by CONSULTANT through a third-party testing

subcontractor. If performed by BART, BART will provide the load metering results to CONSULTANT in a format suitable for the required engineering analyses.

2.3 Engineering Evaluation

A. Review existing As-Built drawings and Conceptual Engineering Report (CER) provided by BART.

B. Identify the required HVAC upgrades and associated electrical, plumbing, and ductwork modifications. Evaluate the adequacy of the existing allocated space.

C. Perform structural evaluation to support the upgraded HVAC units. Seismic analysis of the existing supporting structures and any geotechnical services are excluded from this Work Plan.

2.4 Design Development

A. Prepare 65% Design documents with supporting calculation where applicable.

B. Prepare cooling load and battery ventilation calculations, electrical Load Study, Arc Flash study for new and modified panels, and identify required HVAC and electrical improvements.

C. Provide Engineer's cost estimates, and construction schedules for 65% Design submittals.

2.5 Quality Assurance/Quality Control (QA/QC)

A. Perform QA/QC reviews, address review comments, and prepare Design Quality documentation per BART DQMP procedure.

2.6 Service Beyond 65% Design

A. The anticipated scope within the initial twelve (12) month performance period extends through the 65% Design Phase. Subject to BART authorization and availability of remaining Work Plan funding, CONSULTANT may continue design development through the 95%, 100%, and IFB design phases and provide bid support. If additional time is required to perform these services and funding remains available, the Work Plan performance period may be extended upon BART approval. Any remaining services that cannot be performed within the authorized performance period and available funding will be addressed under a subsequent Work Plan or other BART-authorized amendment.

3.0 BART SUPPORT

A. BART will provide guidance and input with pertinent information as design criteria and specifications.

B. BART will provide As-Built drawings of each existing facility in both PDF and CAD format prior to field investigation. Preparation of CAD background drawings for design drawings is not included in this Work Plan.

C. BART will confirm whether the required load metering will be performed by BART or by CONSULTANT through a third-party testing subcontractor.

If BART elects to perform the load metering, BART will provide the load metering results to CONSULTANT.

If BART elects to have CONSULTANT perform the load metering, BART will provide the CONSULTANT and/or its third-party testing subcontractor with access to the Train Control Room power panels to install and remove load metering equipment. BART electricians will be present on site to support power shutdown and restoration, lockout/tagout, voltage verification, and panel removal and reinstallation for the installation and removal of the metering equipment. Load metering equipment will be installed at three (3) Train Control Rooms per workday and removed from six (6) Train Control Rooms per workday. Work will be performed after hours and on weekends to avoid impacts to BART operations.

Prime: PGH WONG

Subconsultants	Amount
M Lee Corporation	$ 60,052
F.W. Associates	$ 31,487

Total Work Plan Value: $ 1,664,195