

BART Agreement Number: 6M8151

Approval Date: 05/24/21

Work Plan No. A11-02REVISED- Construction Management to Support for BHQ

1.0 SCOPE OF SERVICES

This scope of work is to provide construction management services for the Project. Refer to the attached Appendix A Construction Responsibility Matrix for more details on the scope of work. Office space for the Construction Management (CM) team will be provided at no cost by BART at the BART Office, located at 300 Lakeside Drive, Oakland, CA.

The original WP A.11-01 budget was limited to costs for a Project Manager (PM), from the last week of June 2020 through July 2021, including two months of Project Control support. It did not include additional CM staff, Estimators or Special Inspectors.

An estimating subconsultant was added to the team in October 2020 in response to BART's request, and then, due to the project's aggressive schedule and high volume of approval letters requiring rapid, independent cost estimating, a second estimating subconsultant was added to handle the high volume of the cost estimating assignments. These subconsultants' October-through-December 2020 costs were covered by a portion of the A.11-01 budget originally designated for TAG's PM. Approximately \$157,000 of the original budget was used for estimating subconsultants in October – December 2020. Due to the progressive design-build delivery approach, this project requires that a large number of change orders be processed and coordinated between CM staff and the General Contractor, so additional TAG staff, including an ARE and OE, were also added to the team. By the end of January, the costs associated with TAG staff (PM, ARE and OE) and Estimators accounted for all but \$20,562 of the budget established under A.11-01.

Prime: The Allen Group, LLC/Vali Cooper & Associates, JV

Subconsultant	Amount	DBE (Y/N)	SBE (Y/N)
RES	\$16,199	Y	Y
M. Lee	\$27,581	Y	Y

Total Work Plan Value: \$ 578,281