

Sonoma-Marin Area Rail Transit District

Agenda Item 9 – Healdsburg Extension



Healdsburg Extension

Recommendation:

- Adopt Resolution 2025-26
 - Authorize GM to Execute Contract CV-DB-25-001 Progressive Design-Build
 - Stacy and Witbeck/Herzog, a Joint Venture
 - Amount: \$21,754,398.54
 - GM Change Order Authority: \$1M

Topics

- 1. Project Delivery**
- 2. Progressive Design Build Delivery Method**
- 3. Healdsburg Extension**
- 4. Schedule**
- 5. Funding Summary**
- 6. Contract Award (CV-DB-25-001)**

Project Delivery

Common Approaches:

1. Design-Bid-Build (traditional)
2. Design-Build
3. Progressive Design-Build
4. Construction Management General Contractor (CMGC)

Design-Bid-Build (Traditional)

1. Owner hires Designer to prepare construction documents

2. Owner competitively bids work

Lowest responsive & responsible bidder “wins”

3. Contractor builds prescriptive design

4. Change Orders

Design-Bid-Build

Pros:

- Owner controls design
- Contract is competitively bid
- Generally know how much project will cost at time of award

Cons:

- Contractor perspective (constructability) isn't included in design
- Competitive nature of low bid tends to foster change orders
- Often don't know total cost until project is complete

Design-Build

1. Owner prepares preliminary (30%) design
2. Owner hires Contractor to complete design & build work
3. Contractor teams with Engineering Firm (Design-Builder)
4. Owner selects Design-Builder based on qualifications, experience & price
5. Contract is for total cost: engineering and construction

Design-Build

Pros:

- Design-Builder hired not just on low price
- Contractor adds constructability to design effort
- Generally know how much project will cost at time of award
- Designer is part of Contractor Team

Cons:

- Design-Builder prices risk into contract since they are pricing owners preliminary engineering documents
- Critical to have good preliminary engineering documents that assure owner gets what they want without being too prescriptive

Progressive Design-Build

California Public Contract Code §22180 authorized Transit Agencies (2024)

1. **Owner hires Contractor to prepare design & construct work**
2. **Contractor teams with Engineering Firm (Design-Builder)**
3. **Owner selects Design-Builder based on qualifications, experience & price**
4. **Initial Contract is for Engineering Services (Phase I)**
(Preliminary Engineering – up to 65%)
5. **Negotiate Guaranteed Maximum Price @ 65% (Phase II)**
(Complete Design & Construct)

Progressive Design-Build

Pros:

- Contractor hired on qualifications, experience & team
- Contractor adds constructability to design effort
- Flexibility: Owner evaluates cost estimates as design progresses. Can influence cost through scope modifications. Can bid packages to stay within budget.
- Risk is defined and mitigated during design, thereby reducing cost

Cons:

- Don't know total cost at the start of the process

PHASES OF PROGRESSIVE DESIGN-BUILD

Phase I Agreement Work:

- Preliminary Engineering & Preconstruction Services – up to 65%
- Develop Guaranteed Maximum Price (GMP)

Phase II Amendment Work:

- Early Works Packages (*If Identified*)
 - Example 1: Site Prep
 - Example 2: Utility Relocation
 - Example 3: Procurement of Long Lead Time Items
- Final Design and Construction
 - Complete final design
 - Construction of the Work
 - Construction Support
 - Testing/Commissioning of the Work

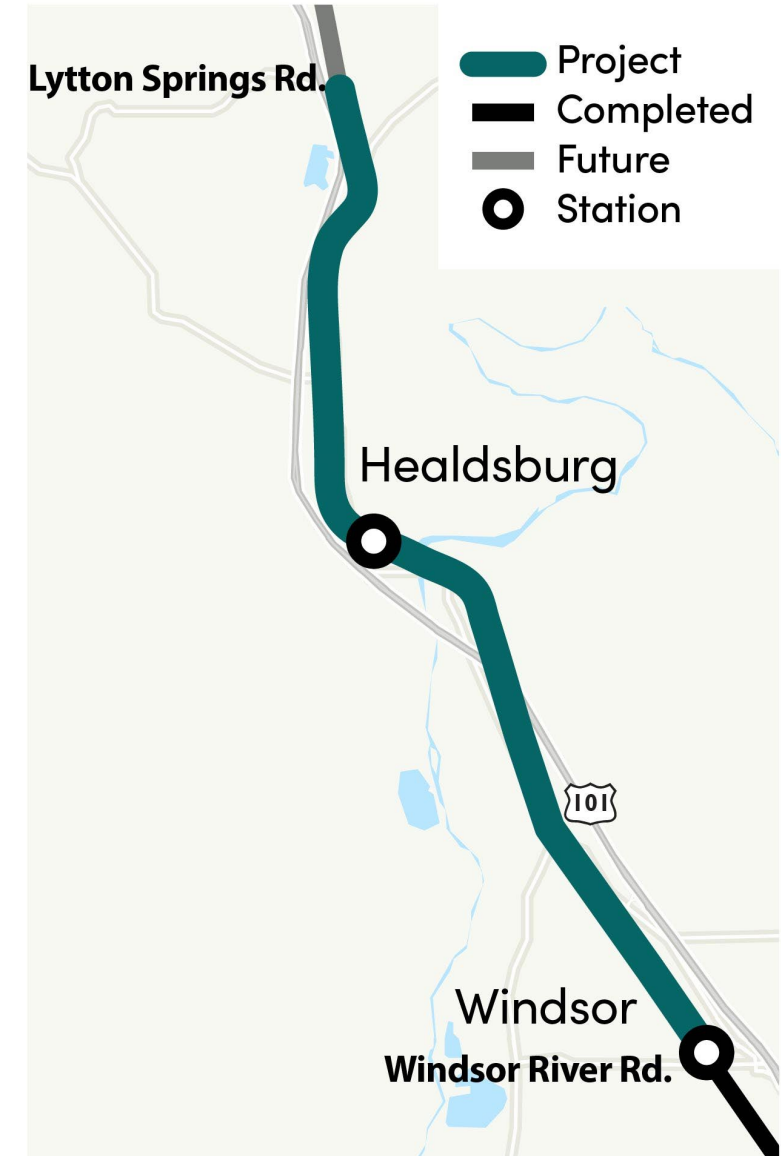
Healdsburg Extension

1. Windsor to Healdsburg North (9.0 miles)

- Extension of rail & pathway system
- New station in Healdsburg

2. Optional Work:

- Healdsburg North to Geyserville



SMART Rail & Pathway System

- 9 Miles of new track
- Continuous pathway
- New Station
- Grade crossings improvements
- Bridge replacements/rehabilitations
- Train Control & Signaling
- Communications Systems



Roundabout



Healdsburg Avenue, Mill Street & Vine Street

Russian River Bridge

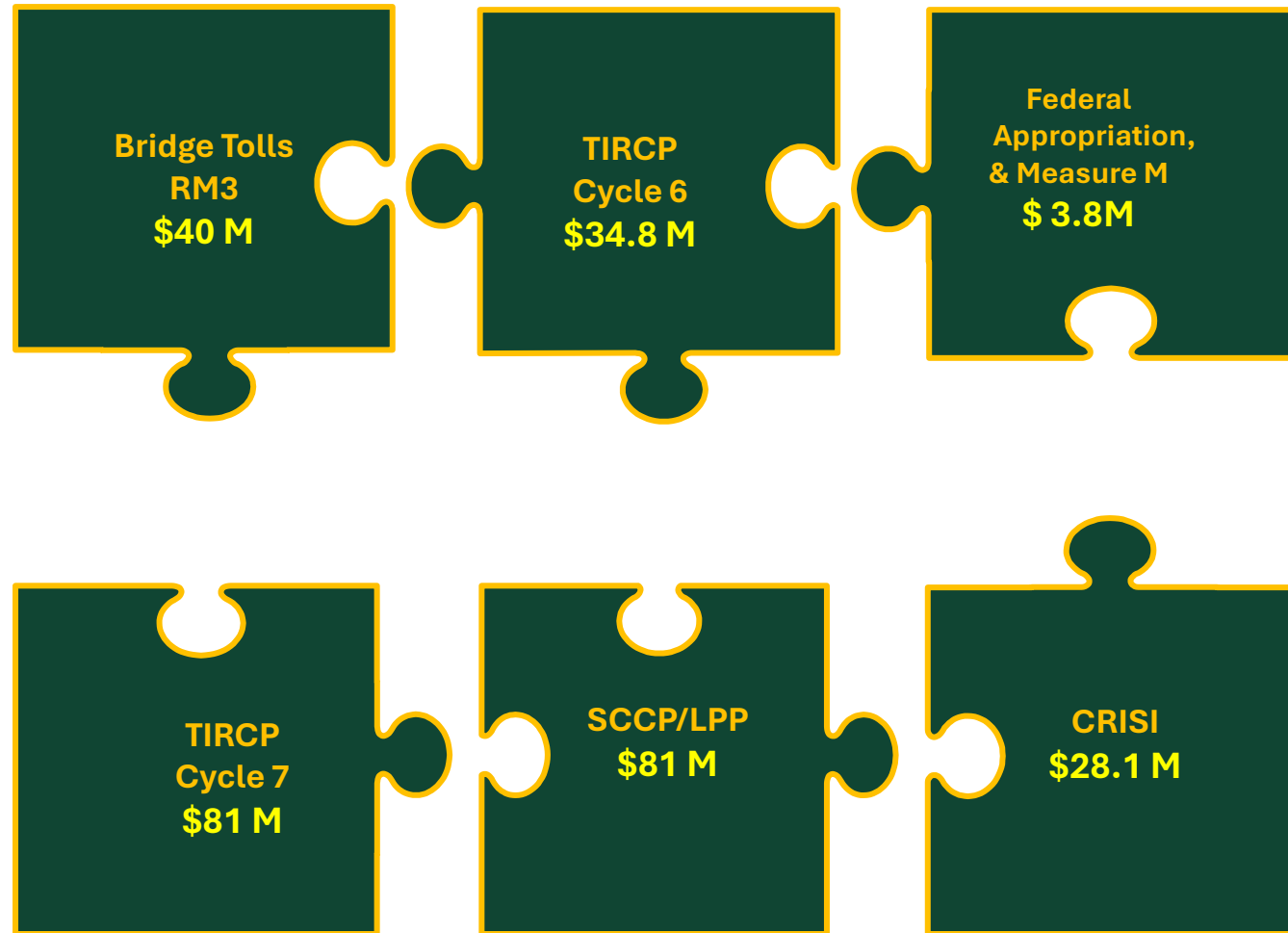


Existing 565' bridge over the Russian River

Healdsburg Extension Schedule

PHASE	ACTIVITY	2025				2026												2027												2028																
		A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D				
PHASE I	Alignment Phase																																													
	Preliminary Engineering (65%)																																													
	Negotiate Ph II Guaranteed Maximum Price																																													
	Phase II Early Works Packages																																													
	Early Works Packages 1																																													
	Early Works Packages 2																																													
	Early Works Packages 3																																													
PHASE II	Final Design																																													
	Construction																																													
	Commssioning & Testing																																													
Notes:	1. This schedule is preliminary																																													
	2. Earlyworks packages are speculative and may change with a contractor's input																																													

Healdsburg Extension – Funding



Contract CV-DB-25-001

Procurement Process:

- Received 3 proposals
- Responsiveness & Responsibility Evaluation
- Financial & Resource Capacity Evaluation
- Evaluation Committee reviewed proposals & conducted interviews
- Key Personnel & Project Reference Checks
- Best and Final Offer (BAFO) process

Contract CV-DB-25-001

Recommendation:

- Adopt Resolution 2025-26
 - Authorize GM to Execute Contract
 - Stacy and Witbeck/Herzog, a Joint Venture
 - For Phase 1 Progressive Design-Build
 - Amount: \$21,754,398.54
 - GM Change Order Authority: \$1M

Questions?

