

**AS REQUIRED FOR THE
REQUEST FOR PROPOSALS
TO DESIGN, CONSTRUCT AND PARTIALLY FINANCE
THE
I-285 & SR 400 RECONSTRUCTION PROJECT
THROUGH A
DESIGN BUILD FINANCE AGREEMENT
PROJECT NUMBER
I-285 @ SR 400; INC CD LANES & ABERNATHY ROAD INTERCHANGE
P.I. No. 0013546**

INSTRUCTIONS TO PROPOSERS

GEORGIA DEPARTMENT OF TRANSPORTATION

RFP Issued: July 8, 2015

Addendum No. 1 Issued: August 13, 2015

Addendum No. 2 Issued: September 11, 2015

Proposals Due: September 25, 2015 at 2:00 p.m. EDT

**Georgia Department of Transportation
One Georgia Center
600 West Peachtree Street, NW
Atlanta, Georgia 30308**

RE: COMMENTS REGARDING EXECUTIVE SUMMARY

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November 18, 2015

In accordance with O.C.G.A. Section 32-2-80 (3), a public comment period was held from October 6, 2015, to November 5, 2015, to offer an opportunity for the public to review and make comments on the Executive Summaries for the I-285 & SR 400 Reconstruction Project (the Project). The four Executive Summaries were part of the four proposals the Georgia Department of Transportation received on September 25, 2015, in response to the Request for Proposals issued on July 8, 2015. The purpose of the Executive Summary in the Proposal was to provide sufficient information for reviewers with both technical and non-technical backgrounds to familiarize themselves with the Proposer's ability to satisfy the financial and technical requirements of the project.

The Project entails the design, construction, and partial private financing of operational improvements along I-285 and SR 400 including barrier-separated collector-distributor lanes along I-285 from west of Roswell Road to Ashford Dunwoody Road, and along SR 400 from Glenridge Connector north to Spalding Drive in Fulton and DeKalb Counties. As part of the public comment period, public hearings were held on October 20, 2015, in Fulton County and on October 22, 2015, in DeKalb County for the Project.

All comments received during the public comment period will be made a part of the project record. Below is a verbatim compilation of the comments received and the responses to those comments. The comments were transcribed as they were received; no modifications and no alterations were made.

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Comment #	Topic	Comment	Response	Transmitted by
1	Safety outside project scope.	<p>On the I-285 East exit ramp to Riverside Drive, there is currently a 1 1/2 wide lane. People drive half in the gutter in order to go to the top of the exit ramp at 70 mph.</p> <p>Problem: It is dangerous to have people drive in the gutter at 70 mph and it suggests to people that it is ok to drive outside the lane in the gutter.</p> <p>Solution: Restripe the exit ramp lane to 1 lane wide and prevent people from driving in the gutter by installing a physical barrier. There would be one lane in the ramp until people chose either of the 2 lanes at the new roundabout.</p>	<p>GDOT appreciates your attendance at the public hearing. Your comments have been forwarded to the appropriate GDOT office for their consideration since this feedback does not directly relate to the Executive Summaries.</p>	<p>Public Hearing on 10/20/2015</p>
2	Project Concept	<p>Shared use must divide bikes from pedestrians to avoid serious injury.</p>	<p>GDOT appreciates your attendance at the public hearing and your comments regarding your review of the provided Executive Summaries of the proposals. Your comments will be considered by GDOT and the selected Developer in the final design of the project.</p>	<p>Public Hearing on 10/20/2015</p>

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3	Executive Summary	I believe the Dragados, Flatiron, Prince JV Project Summary is superior. As a commuter back and forth from Johns Creek to Buckhead each day, the benefits I see are that there is a rendering showing a clear vision of the proposed design, reductions in walls and bridges that provide savings and reduce construction time. The shared use paths provide safer and enjoyable pedestrian experiences. Traffic will keep moving with a RTTM system to facilitate mobility and construction. The presented aesthetics are in harmony with the site, i.e. piers, walls and landscaping. The use of local DBE firms benefit the local economy. The proposal shows a safe interchange with improved site distance, decreased curves and better signage and visibility. Also, most importantly this group will complete 2/3 of the project by early 2019! Very important!	GDOT appreciates your attendance at the public hearing and your comments regarding your review of the provided Executive Summaries of the proposals.	Public Hearing on 10/20/2015
4	Executive Summary	I favor the Dragados, Flatiron, Prince proposal as it appears will get the job done on the shortest timetable while still keeping traffic moving. Thank you all for the hard work on this huge project.	GDOT appreciates your attendance at the public hearing and your comments regarding your review of the provided Executive Summaries.	Public Hearing on 10/20/2015
5	Display	Please post the artistic animation and rendering on website.	GDOT appreciates your attendance at the public hearing. The video and various graphics are posted on the GDOT Project webpage at http://www.dot.ga.gov/BS/Projects/I285SR400	Public Hearing on 10/20/2015

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6	Project Concept	<p>Bringing the synergy of two major interstate projects of significance is of major benefit to the efficiency and innovation of project delivery. Major impact will be realized for both commuters, business/industry and fortune 500 market performance.</p> <p>Let the contract begin and let's become focused on a "new era" of transportation enhancement for the southeast United States. Thank you GDOT/SRTA Team.</p> <p>The I-285/400 interchange and Georgia 400 CD system is a project of major significance to bring congestion relief long desired for the Perimeter Corporate Center and increasing traffic demand on the interchange and I-285/400 corridors. We appreciate GDOT and SRTA for focusing major milestones with great success. We look forwarding to a successful construction kick off in 2016. Ten years ahead of the long range plan for implementation. Thank you Team Georgia!</p>	<p>GDOT appreciates your attendance at the public hearing. Your comments have been forwarded to GDOT Management for consideration since this feedback does not directly relate to the Executive Summaries.</p>	<p>Public Hearing on 10/20/2015 & 10/22/2015 (Same commenter left comments at two hearings and the comments are combined here)</p>
7	Project Concept	<p>Please consider ROW or median width for MARTA pilings! Eventually, they will extend northward....</p>	<p>GDOT appreciates your attendance at the public hearing. Your comments have been forwarded to GDOT Management for consideration since this feedback does not directly relate to the Executive Summaries. They will be considered by GDOT and the selected Developer in the final design of the project.</p>	<p>Public Hearing 10/22/15</p>

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8	Executive Summary	<p>All 4 JV partners have shown great creativity in their designs - they each bring different strengths and experience.</p> <p>AWH appears to have the most locals and GDOT experience. Their \$30 million cost reduction is very beneficial!</p> <p>North Perimeter finishing 70 days early is beneficial!</p> <p>SBB has the least details of what their concepts achieve.</p> <p>DFP has a great safety record; like the way they've aligned the shared use path.</p> <p>These bids must be very difficult to evaluate!</p>	<p>GDOT appreciates your attendance at the public hearing and your comments regarding your review of the provided Executive Summaries.</p>	<p>Email</p>

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9	Impacts to a specific property/s subdivision	<p>Our property is located in the townhome subdivision Glenridge Heights directly behind the partition (retaining wall) next to I-285 East Bound Exit 26 Glenridge Drive.</p> <p>From the executive summaries presented, it is not clear what would be in place when the retaining wall is removed or modified. The retaining wall serves as a barrier protecting or property from I-285 traffic noise, air pollution, and lights and offers the protection to the property. This affects all the properties in our subdivision immediately bordering the partition. In total about 14-16 homes and it accounts for roughly 15% of the subdivision.</p> <p>We are extremely concerned that we would not have the same environmental protection when the wall is removed. As the quality of living and property value will be significantly affected by the expansion project, we'd like to have assurance that our wellbeing is taken into consideration and there is a plan to minimize the negative impact to our living environment as well as the property value. Our top preference is for no change to the retaining wall. However, if it is not feasible, we would request that the residents affected will be consulted and included in the decision of choosing the sound barriers and/or any additional protection that can be utilized to minimize the impact.</p> <p>Your consideration is greatly appreciated.</p>	<p>GDOT appreciates your attendance at the public hearing. Your comments have been forwarded to GDOT's Office of Innovative Delivery and to the Office of Environmental Services for consideration since this feedback does not directly relate to the Executive Summaries. Noise walls based on conceptual plans were addressed in the environmental document approved for the Project in May 2015.</p>	Email

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10	Executive Summary	<p>Although the proposed I-285 & SR 400 improvements are primarily aimed at reducing traffic congestion and improving safety in this area, these should be done without significantly impairing the quality of life and property values of those homeowners alongside these highways (in particular, those living in the Glenridge Heights subdivision just south of the I-285 Glenridge Drive exit ramp). Keeping this mind, the following aspects of the various Executive Summaries would be advantageous:</p> <ol style="list-style-type: none"> 1) AWH Roadbuilder, LLC: Has proposed to hold open houses to offer the public opportunities to discuss issues on a one-to-one basis with a member of the project team. 2) Dragados-Flatiron-Prince JV: Has discussed Sound Walls in their proposal, unlike the other proposals, although it is hoped that aesthetics are not of higher priority to them than the walls' noise-mitigation performance. 3) North Perimeter Contractors: Has proposed to establish a public information office and conduct listening sessions to understand the public's concerns. 4) SBB 285-400 Partners, LLC: Has proposed to involve residents via face-to-face meetings and a project hotline. <p>Finally one comment based on a review of the project display board regarding the alignment of I-285 just west of the Glenridge Drive exit ramp. It seems that the highway could be aligned several feet north, which would encroach more into the relatively undeveloped areas there, but would avoid the severe encroachment into the homeowners' properties on the south side, as seems to be the present preferred alignment.</p>	<p>GDOT appreciates your attendance at the public hearing and your comments regarding your review of the provided Executive Summaries. GDOT looks forward to working with whichever Developer is selected in addressing the design details during the Final Design process.</p>	<p>Email (submitted after deadline)</p>