

SR 400 Express Lanes Industry Forum

March 7, 2022



Disclaimer

This presentation includes information about the project's (PI 0001757) anticipated scope, anticipated procurement process, and potential risks.

Any information provided today should be considered informational only and is subject to change.

A construction site featuring a large crane and a bridge structure under construction, overlaid with a teal gradient. A white geometric shape is on the right side.

Welcome
Commissioner Russell R. McMurry

Agenda

- **Welcome**

Russell R. McMurry, Commissioner

- **SR 400 Express Lanes Overview**

Tim Matthews, State Express Lanes Administrator

- **Contracting, Tolling, and Transit**

Heather Aquino, SRTA Deputy Executive Director

- **Funding and Financing**

Selena Riordan, Alternative Finance Director

- **Project Procurement**

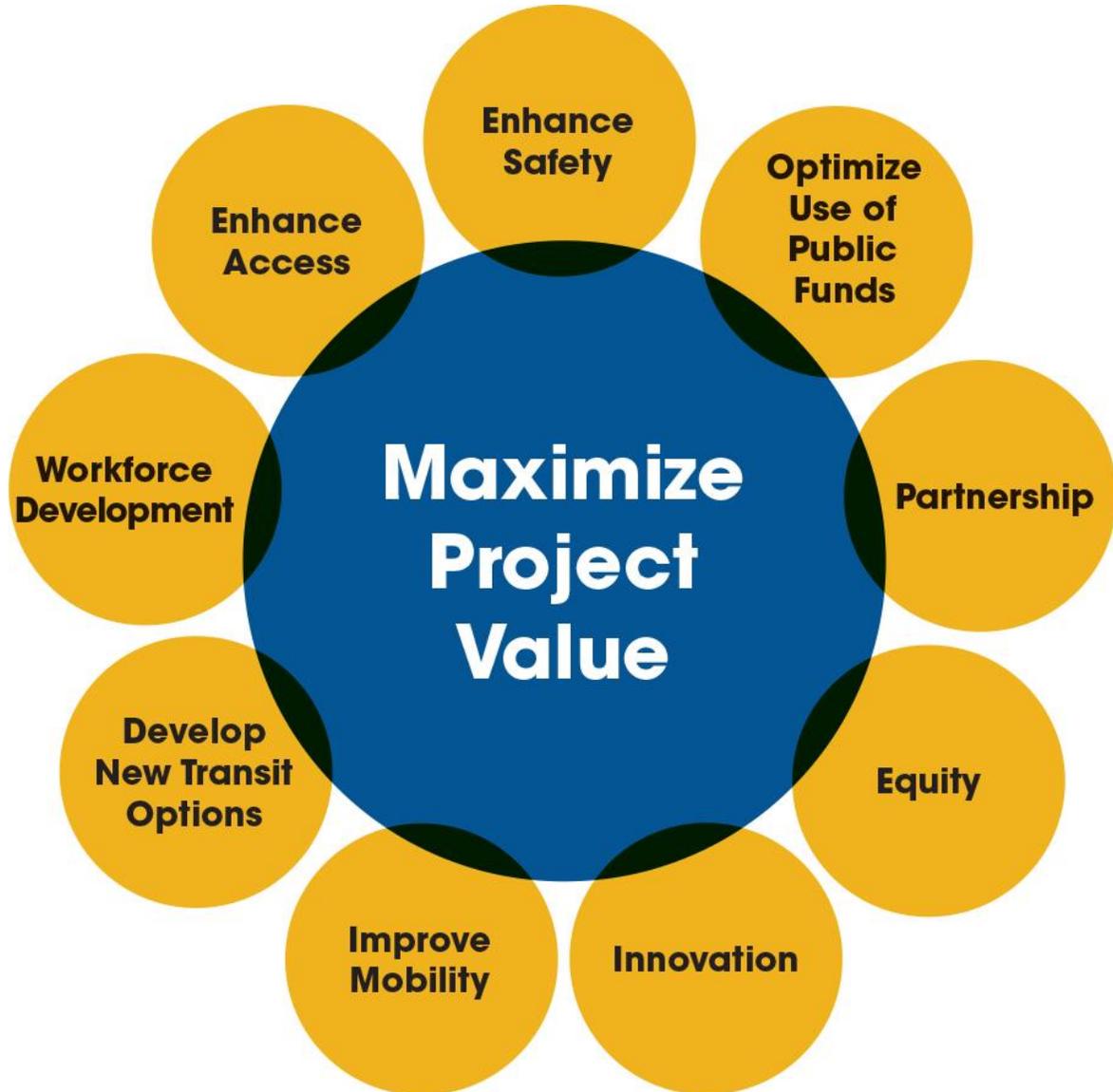
Helen Pinkston-Pope, Senior Counsel

The background features a photograph of a bridge under construction. A large crane is visible on the right side, extending over the bridge structure. The bridge has a complex steel truss design. The entire image is overlaid with a semi-transparent teal color. On the right side, there is a large white arrow pointing to the right, which is partially cut off by the edge of the frame.

SR 400 Express Lanes Overview

Tim Matthews, State Express Lanes Administrator

GDOT Approach to Projects



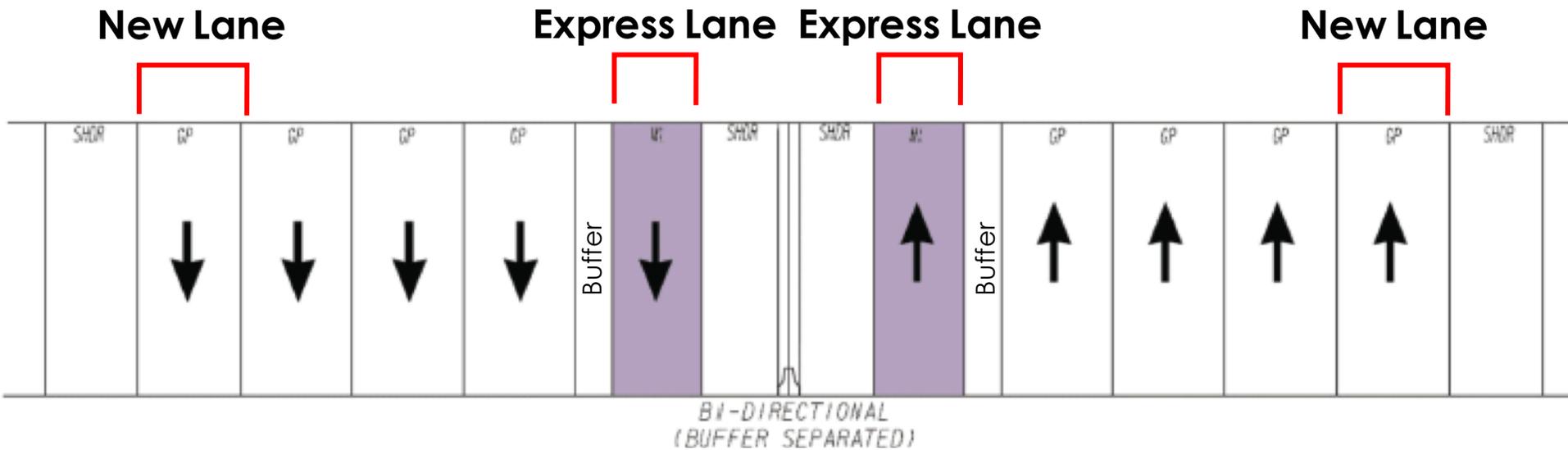
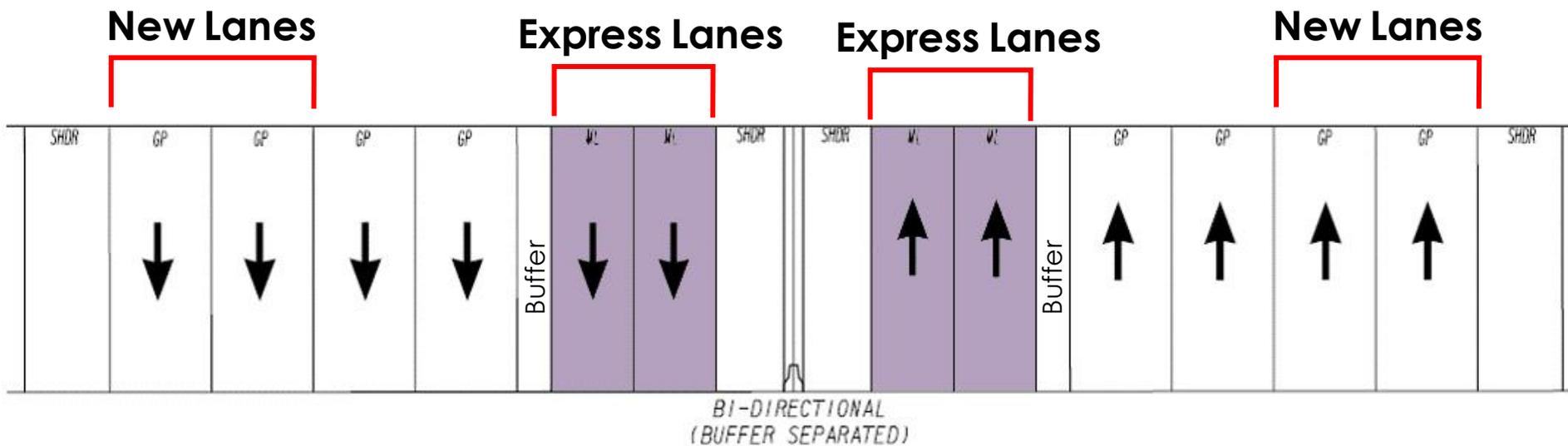
Express Lanes Network Vision

GDOT is reshaping the express lanes delivery around a DBFOM Revenue Risk model

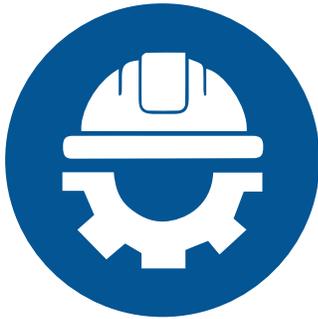
- New delivery approach will be structured to balance:
 - Competition
 - Optimal use of public funding
 - Buildable and operable segments (I-285 only)
 - Network operating efficiencies
 - Market capacity
 - Schedule
- Key elements will include:
 - 50-year operating term
 - Market-based variable tolling
 - Accommodation for enhanced transit options
 - Developer responsibility for O&M
 - Public funding – availability will vary by project



Typical Roadway Section



SR 400 Express Lanes Project Assumptions



Delivery Method:
DBFOM,
Revenue Risk



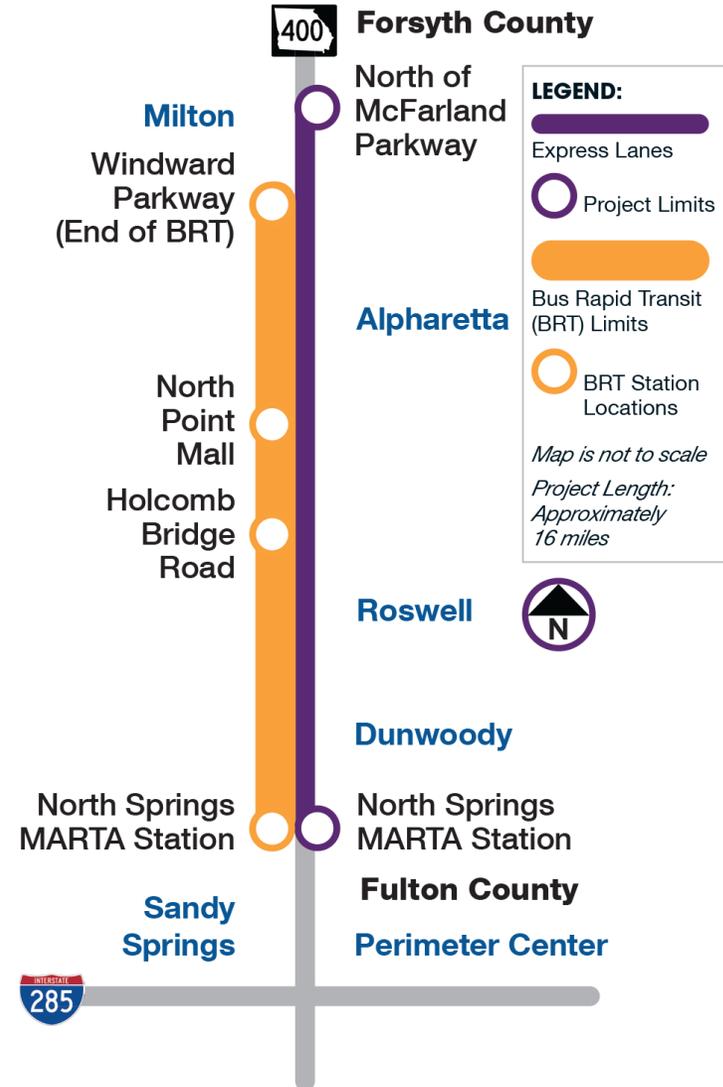
Current Design & Construction Estimate:
\$2.0B to \$2.4B



Design & Construction Duration:
72 months

Express Lanes Transit (ELT) on SR 400

- Express Lanes Transit (ELT) is MARTA's preferred transit alternative and included in Fulton County Transit Plan
- ELT on SR 400 will be a bus rapid transit (BRT) system
- Funding available for construction of BRT accommodations and infrastructure
- Preliminary station designs will be provided to support procurement and design process
- Commitments to advancing transit elements will be considered in developer selection



Project Management Team

Key Decisions




Leadership

Project Team

<p>Sponsor Lead</p>  <p>P3 Division</p>	<p>Program Management Consultant</p> 	<p>General Engineering Consultant/ Owners Verification Firm</p> 	<p>Financial Advisors</p>   	<p>Legal Advisors</p>  <p>McGUIREWOODS</p>	<p>Peach Pass Commercial Back Office</p>  	<p>Technical - Tolling</p>  <p>Member of the SNC-Lavalin Group</p>	<p>Technical - Traffic and Revenue</p>  
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Risk Allocation Approach



Extensive engagement with industry to understand key risk concerns



Actively addressing feedback with a focus on putting the “partnership” back in P3



MMIP is an extensive program at the forefront of major infrastructure investments across the nation



Goal is to establish a balanced commercial approach upfront and refine through further industry engagement moving forward

Evolving Commercial Terms

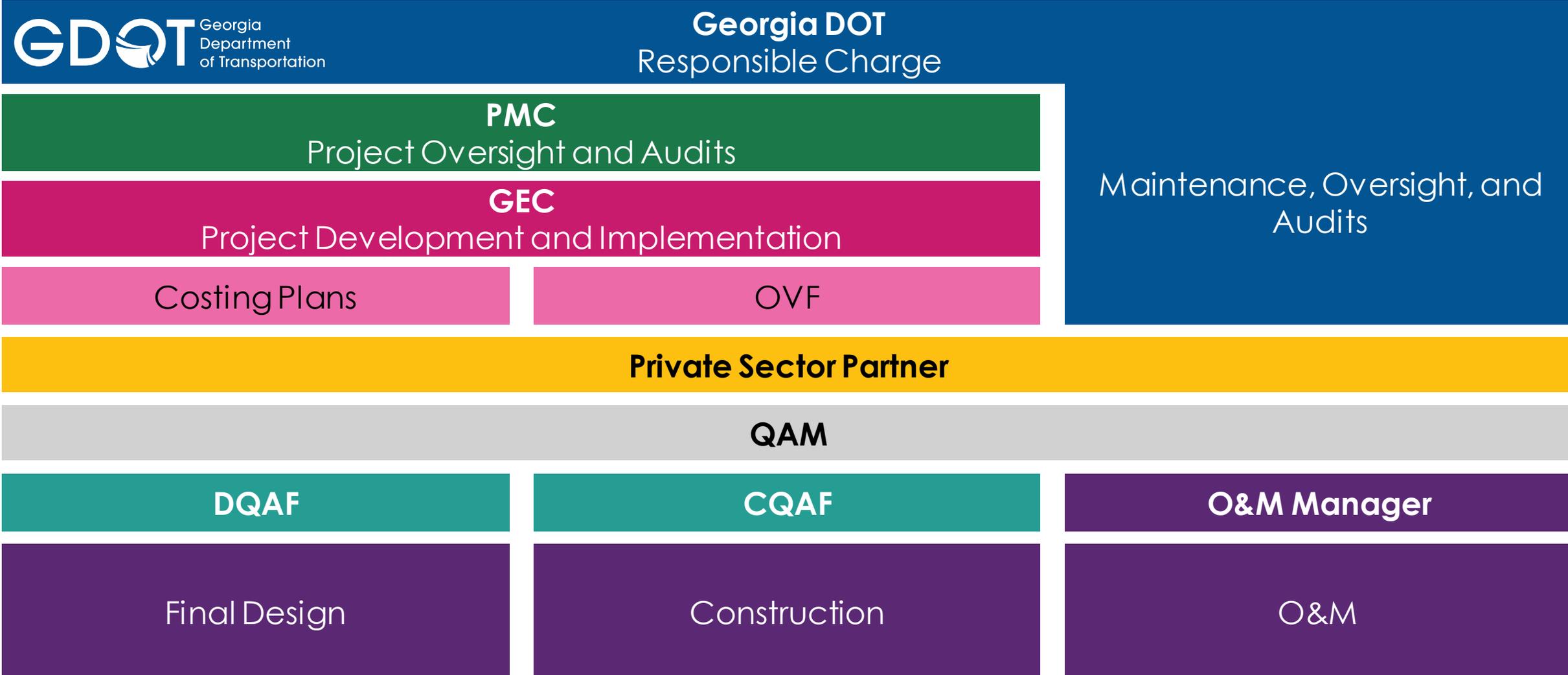
Item	Description
Differing Site Conditions	<ul style="list-style-type: none"> • Relief and compensation for conditions different from geotechnical boring data provided by GDOT and risk sharing for unforeseen conditions encountered on site • Additional borings during the RFP based on requests from proposers
Materials Escalation	<ul style="list-style-type: none"> • Risk sharing for costs on quantities of core construction materials
Utilities Risks	<ul style="list-style-type: none"> • Certain relief and compensation for failure of utility owners to cooperate and for unidentified utilities
Right-of-Way	<ul style="list-style-type: none"> • Advancing steps to reduce ROW acquisition risk for the Developer

Evolving Commercial Terms

Item	Description
Noncompliance Regime	<ul style="list-style-type: none">• Balanced approach to the overall noncompliance regime
Dispute Review Board	<ul style="list-style-type: none">• Ability to advance certain disputes using a non-binding dispute review board process
Pandemic Events	<ul style="list-style-type: none">• Certain relief and compensation for impacts arising out pandemic events preventing work on site
Early Works	<ul style="list-style-type: none">• Early works beginning after commercial close• GDOT considering amount of early works payments

Potential DBFOM Quality Model

Design, Construction, Operations, and Maintenance Periods



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Contracting, Tolling, and Transit

Heather Aquino, SRTA Deputy Executive Director

Mobility Partnerships

Integrated Mobility Solutions



- Pre-let activities
- Procurement
- Project management
- Operations (TMC and HERO)

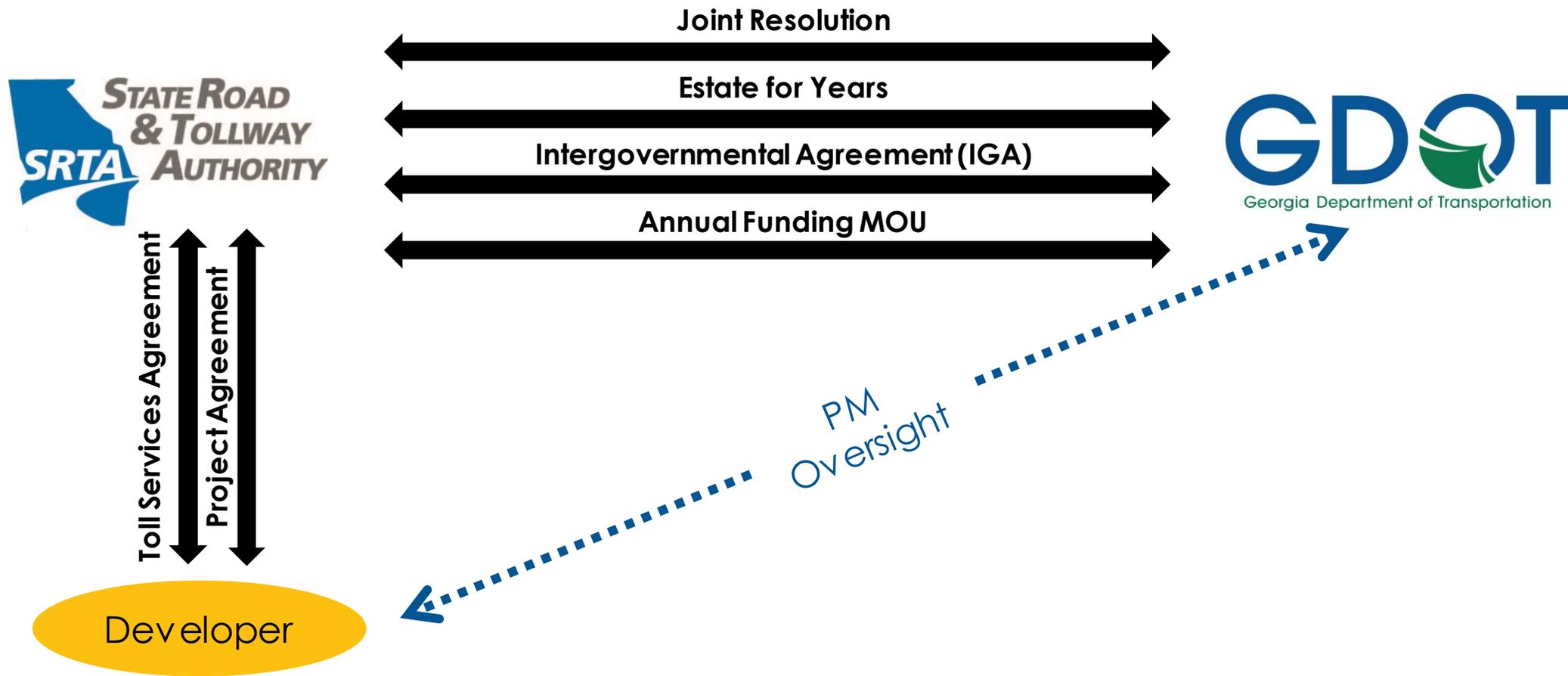
- Contracts with developers
- Payments to developers
- Operates and toll existing express lanes
- Peach Pass Commercial Back Office Provider

- Coordinate with transit operators including MARTA, Cobb, and Gwinnett
- ATL Regional Transit Plan

- Fulton County Transit Plan
- DeKalb County Transit Plan



GDOT - SRTA - Developer Relationship



GDOT manages project using Department processes and procedures

New Express Lanes Tolling Responsibilities

SRTA	Developer
<ul style="list-style-type: none"> • Tolling Authority • Tolling Services Agreement* • Peach Pass Commercial Back Office Provider • Violation Processing and Enforcement • Public Financing Provider (if applicable) 	<ul style="list-style-type: none"> • Financing • Design & Construction • Roadway O&M • Tolling O&M* <ul style="list-style-type: none"> • Operational Back Office • Image Processing • Congestion Pricing • Trip Building
<p>Governed by Contract Terms</p>	

* Tolling Services Agreement between Developer and SRTA will delineate each entity's responsibilities and business terms.

Express Lanes Benefits for Transit



Improves existing
transit operations



Transit vehicles operate
toll-free



Promotes transit-oriented
development

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Funding & Financing

Selena Riordan, Alternative Finance Director

Funding, Alternative Financing, and Delivery



Leverage alternative contract delivery methods

- Revenue Risk Public-Private Partnership (P3)
- Design-Build-Finance-Operate-Maintain (DBFOM)



Additional funding

- \$125M of \$184M Federal INFRA grant
- \$80M of state \$100M transit bond



Federal financing tools

- Transportation Infrastructure Finance and Innovation Act (TIFIA)
- Private Activity Bonds (PABs)

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Project Procurement & Closing Remarks

Helen Pinkston-Pope, Senior Counsel

SR 400 Express Lanes Updates

RESTRICTION ON COMMUNICATIONS

	Milestone	Date
✓	Publish NOIA	2/23/2022
✓	Industry Forum	3/7/2022
	One-on-One Meetings	3/7-9/2022
	Advertise RFQ	3/31/2022
	Announce Shortlist/Finalist Firms	August 2022
	Release Draft RFP	September 2022
	Release Final RFP	March 2023
	Proposals Due	June 2023
	Developer Selection	August 2023

Request for Qualifications (RFQ)*

- Issue RFQ: March 31, 2022
- It is GDOT's intent to shortlist no more than three Respondents

TECHNICAL SUBMITTAL



D&C Experience
and Capability



O&M and Tolling
Experience and Capability



Project Development
Approach

FINANCIAL SUBMITTAL



Financial
Capacity



Development &
Financing Experience

RFP Format



Instructions to
Proposers (ITP)



Project Agreement



Technical Provisions
(Exhibit to Project
Agreement)



Reference
Information
Documents (RIDs)



Toll Services
Agreement (TSA)

Request for Proposals (RFP)

- Issue Draft RFP: September 2022

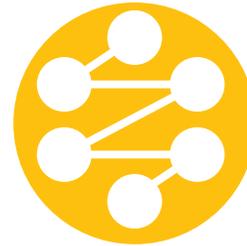
TECHNICAL SUBMITTAL MAY INCLUDE:



Various Project
Management Plans



DB Technical
Solutions/ATCs



Construction
Sequencing



Approach to
Toll Services

FINANCIAL SUBMITTAL MAY INCLUDE:



Price Proposal/
Financial Model



Committed
Financing/
Financial Plan



Updated Financial
Capacity



Proposal
Security

Stay Connected



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Thank You

For Viewing