



# TEXAS DEPARTMENT OF TRANSPORTATION

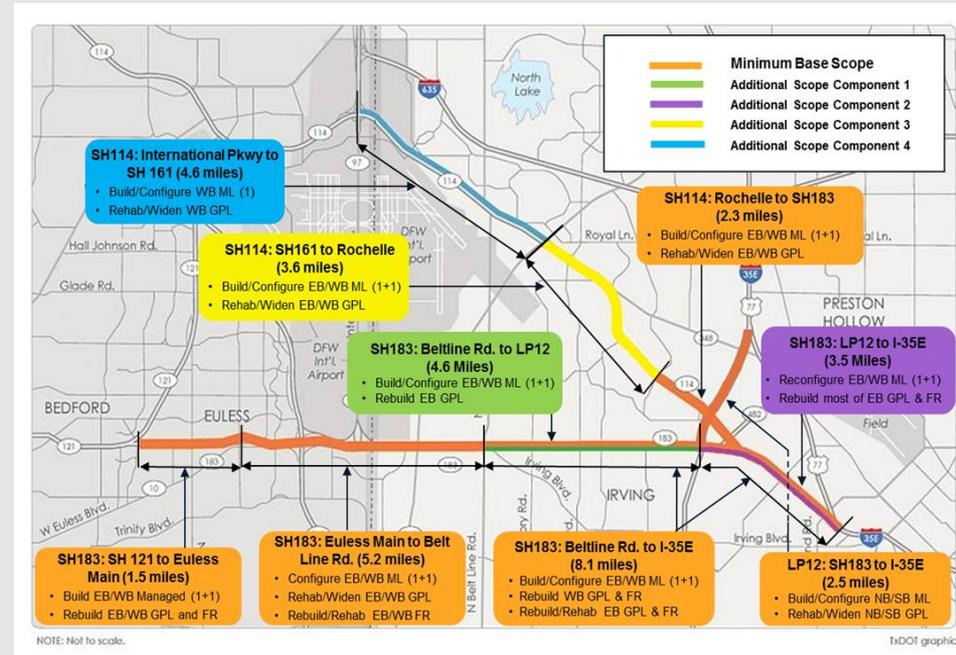


## SH 183 MANAGED LANES PROJECT

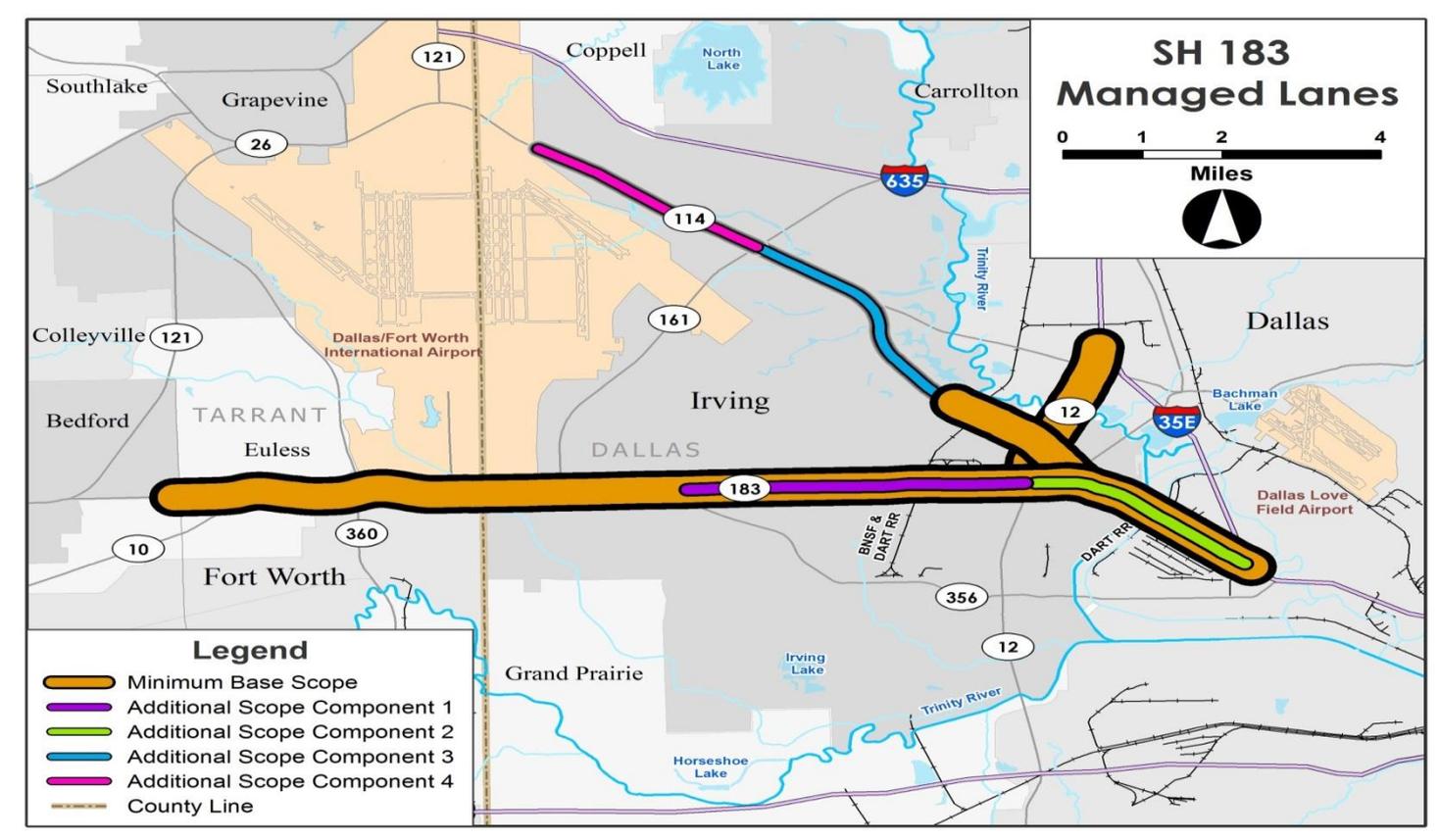
Texas Transportation Commission

# Project Scope

- Design, Build Finance and Maintain 27.8 miles of managed lanes
- Minimum Base Scope (19.6 Miles)
  - SH 183 from SH 121 to IH 35E (14.8 Miles)
  - LP 12 from SH 183 to I35E (2.5 Miles)
  - SH 114 from SH 183 to Rochelle (2.3 Miles)
- Additional Scope Components 1-4 (8.2 miles)
- \$850M Available Public Funds.
  - \$600M paid prior to Substantial Completion
  - \$250M paid over 5 years after Substantial Completion
- Routine and Lifecycle Operations and Maintenance (O&M) for 25 years, with handback requirements.

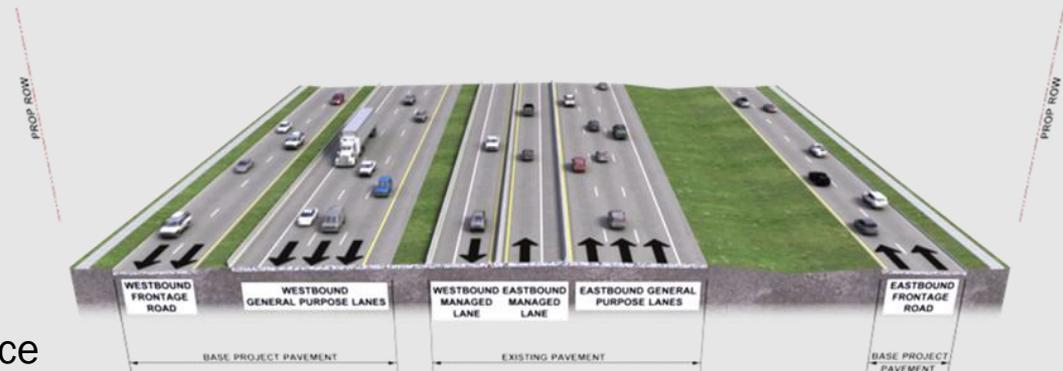


# Project Components



# Project Scope (Continued)

- Operations and Maintenance
  - SH 183, plus Components 1 and 2
  - SH 114 – SH 183 to Rochelle Blvd.
  - Loop 12 – SH 183 to IH-35E
- 25 year obligation with fixed prices
  - Prices bid in 2014 dollars
  - Automatically escalated by inflation
- Includes:
  - Roadway operations and maintenance
  - Preventative Maintenance
  - Capital Maintenance and Renewal
- Handback requirements at Termination



# Procurement history



- February 20, 2013 – issued request for qualifications (RFQ).
- August 22, 2013 – short-listed four proposers.
- November 7, 2013 – issued final request for proposals (RFP).
- April 14, 2014 – received three proposals.
- **May 29, 2014 – recommend conditional award**

# Submitted Proposals\* — Airport Expressway Partners

## Equity Owners:

- **SH 183 Constructors (Fluor Enterprises, Inc., Balfour Beatty Infrastructure Inc., The Lane Construction Corporation).**
- **SH 183 Operators (Fluor Enterprises Inc., DBi Services LLC).**

## Major non-equity members and other team members:

- AECOM Technical Services, Inc.
- Aguirre & Fields LP
- Applied Research Associates Inc.
- Arredondo, Zepeda, & Brunz LLC
- AMEC Environment & Infrastructure, Inc
- Balfour Beatty LLC
- The Bank of Nova Scotia
- DeAngelo Brothers LLC
- Fluor Corporation
- K Strategies Group LLC
- Kleinfelder Central Inc.
- Lane Industries Incorporated
- Maldonado-Burkett Intelligent Transportation Systems
- Orrick, Herrington & Sutcliffe LLP
- Parsons Brinkerhoff Inc.
- Raba Kistner Infrastructure
- Rios Engineering LLC
- Transportation Systems LLP

*\*alphabetical order*

# Submitted Proposals\* – SH 183 Mobility Partners

## Equity Owners:

- **Cintra Infraestructuras, SA**
- **Major non-equity members and other team members:**
  - AIA Engineers Ltd.
  - Alliance Geotechnical Group Inc.
  - Bird Advocacy & Consulting Inc.
  - CivilTech Engineering Inc.
  - Cox|McLain Environmental Consulting Inc.
  - Ferrovial Agroman USA
  - Fugro Consultants Inc.
  - Granite Construction Company
  - Lockwood, Andrews & Newman Inc.
  - The Louis Berger Group Inc.
  - Professional Services Industries Inc.
  - Solaray Engineering Inc.
  - Webber, LLC

*\*alphabetical order*

# Submitted Proposals\* - Southgate Mobility Partners

## Equity Owners:

- **Kiewit Development Company**
- **Kiewit Infrastructure South Co.**

## Major non-equity members and other team members:

- ARS Engineers Inc.
- Austin Bridge & Road L.P.
- Burgess Engineering and Testing Inc.
- Corsair Consulting LLC
- CP&Y Inc.
- Kiewit Infrastructure Group Inc.
- Kiewit Infrastructure South Co.
- Lamb-Star Engineering LP
- Infrastructure Corporation of America
- Innovative Engineering Associates Inc.
- Parson Transportation Group
- Plenary Group USA
- SouthGate Constructors JV
- The Transtec Group

*\*alphabetical order*

# Evaluation of proposals

- Implemented a pre-established and rigorous procedure to evaluate and select the proposal that offers the best value.
- Separate pass/fail, technical and price evaluations.
- Evaluation subcommittees provided scoring recommendations to the Evaluation Selection Recommendation Committee (ESRC).
- ESRC provided scoring recommendations to the Project Steering Committee.
- Project Steering Committee reviewed ESRC recommendations and made final recommendation to Commission.

# Tier approach

- **Objective:** Most scope for \$850 million consistent with technical provisions
- **Objective:** Obtain bid prices for additional scope not in Base Scope bid by developer.
- Base bid equals:
  - Minimum Base Scope, plus
  - Zero to four Alternative Scope Components bid in order
- Tiers defined by number of alternative scope components in base bid.
- Proposers in same tier evaluated against each other.
- Apparent best value proposer selected from tier with the most alternative scope components.



**Detailed evaluations resulting in.....**

## Southgate Mobility Partners

Equity owner: *Kiewit Development Company*  
*Kiewit Infrastructure South Co.*

Major non-equity members and other team members:

- ARS Engineers Inc.
- Austin Bridge & Road L.P.
- Burgess Engineering and Testing Inc.
- Corsair Consulting LLC
- CP&Y Inc.
- Kiewit Infrastructure Group Inc.
- Kiewit Infrastructure South Co.
- Lamb-Star Engineering LP
- Infrastructure Corporation of America
- Innovative Engineering Associates Inc.
- Parsons Transportation Group
- Plenary Group USA
- SouthGate Constructors JV
- The Transtec Group

# Evaluation results summary

## Tier 1 – Proposal Evaluations

Southgate Mobility Partners	Base Minimum Scope, plus Components 1, 2, 3, & 4	90.57 Pts.
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## Tier 3 – Proposal Evaluations

Airport Expressway Partners	Base Minimum Scope, plus Components 1 & 2	93.52 Pts.
SH 183 Mobility Partners	Base Minimum Scope, plus Components 1 & 2	82.76 Pts.

## Southgate Mobility Partners

- **Base Bid (Min Base plus Components 1-4)**                      **\$ 847,600,000**
- **O&M w/Handback (25 years):**                                      **\$ 171,800,000 \***
- **Project completed**    **1,260 days (3.5 years)**

\* Un-escalated – 2014 dollars

# Next steps

- Negotiate final terms of development agreement.
- Final Third Party Approvals
- Execute contract for development, design, construction, operations and maintenance of the project.
- NTP 1 is expected Fall 2014
- Begin Construction late 2014 or early 2015
- Substantial Completion expected Spring 2018



# Evaluation team

- TxDOT Strategic Projects Division
  - Ed Pensock
  - Katie Nees
  - Randy Redmond
  - Dan Peden
  - Joel Mallard
  - Dieter Billek
  - Lucio Vasquez
  - Scott Spradlin
  - Dawn Scheel
  - David Leavell
  - Bill Reichert
- TxDOT Office of General Counsel
  - Claire McGuinness
  - Jim Bailey
  - Jack Ingram
- TxDOT Debt Management Office
  - Benjamin Asher
  - Jennifer Wright
  - Jonathan Hurst
  - Sara Chapa
- TxDOT District Offices
  - Bill Hale
  - Brian Barth
  - Kelly Selman
  - Ray Fisher
  - Gordon Moodie
- TxDOT Division Offices
  - Marcy Saenz (Toll Operations)
  - Geetha Chandar (Bridge)
  - Tim Powers (General Services)

# Questions?

**Staff recommends and requests Commission approval of this minute order.**