

Master Development Plan for the TxDOT North Tarrant Express Project Segments 2-4

Executive Summary



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Executive Summary

The North Tarrant Express (NTE) Project is dedicated to improving mobility and connectivity along a corridor encompassing portions of IH 35W, IH 820 and SH 121/183 Airport Freeway in northern Tarrant County through a regionally supported Managed Lane system.

NTE Mobility Partners Segments 2-4, LLC (NTEMP24) has composed this Master Development Plan (MDP) for Segments 2-4 of the NTE Project in partnership with the Texas Department of Transportation (TxDOT).

The MDP provides a vision for realizing future NTE Facilities through public-private partnerships that offer expedited project delivery and congestion-relieving benefits while minimizing the use of public funds. Since 2003, public-private partnerships with TxDOT have delivered over \$9 billion of critically needed infrastructure decades ahead of when a pay-as-you-go gas tax system would have delivered those same projects.

The MDP presents the results of engineering, socioeconomic, traffic and revenue, cost and financial analysis and applies this analysis to the development of design, logistical, management and financial strategies for implementing the potential NTE Facilities. Specific analysis provided in the MDP includes, but is not limited to, the following:

- discussion of trends shaping traffic demand and how they will impact the Project over time;
- strategies for integrating the Developer's work with the numerous public and private entities that will have input in shaping the future of the Project;
- cost estimates for development, design, right-of-way, construction, operation, maintenance and expansion for each Facility;
- identification and prioritization of potential Facilities for future development and identification of optimal delivery methods for each Facility;
- traffic and revenue forecasts for automobile and truck traffic through the year 2065;
- discussion of the integration of NTE with other existing and planned projects;
- approaches to right-of-way acquisition, operations, maintenance, risk management, third-party agreements and other key elements of Facility development;
- design schematics for the ultimate configuration of each Segment;
- utility, hydraulic/hydrological reports and geotechnical reports for each Segment; and
- a Master Financial Plan (MFP) that presents the results of financial analysis and sets out a plan for financing the interim and ultimate configurations of each Facility through a combination of debt, equity and public funds.



This MDP is a living document and will be continuously updated throughout the life of the CDA to maintain an accurate plan for the Project whenever significant events occur, such as the opening of a Facility or changing economic conditions.

The requirements for the MDP are set out in Article 5 of the CDA for Segments 2-4, as well as Exhibits D, E and J to the CDA. These requirements are cross-referenced with their locations in the MDP in the table below.

Requirement from CDA Section 5.3	Location in MDP
(a) Set forth Developer’s roles and responsibilities regarding engineering, technical and support services for the NEPA processes;	Chapter 14 – Terms and Conditions for Technical Support Services
(b) Set forth the methodology and terms for compensating Developer for engineering, technical and support services for the NEPA processes;	
(c) Identify potential Facilities, including any Facilities necessary for connectivity, mobility, safety and financing of the Project;	Chapter 3 – Draft List of Facilities;
(d) Set forth the plan for phasing the development, design and construction of potential Facilities, including connecting facilities;	Chapter 9 – Phasing and Sequencing Report
(e) Set forth milestones for development of the Project;	Chapter 2 – Work Plan; Chapter 9 – Phasing and Sequencing Report
(f) Set forth milestones for development of specific Facilities (which will be subject to modification in connection with the development and approval of Facility Implementation Plans for specific Facilities);	Chapter 9 – Phasing and Sequencing Report
(g) Include a Project Schedule for meeting the milestones set forth in the Master Development Plan;	Chapter 2 – Work Plan
(h) Include the Master Financial Plan;	MFP Chapters 1-3
(i) Set forth provisions on Developer self-performance, as further described in Section 5.6; and	Chapter 9 – Phasing and Sequencing Report
(j) Comply with specific requirements for the Master Development Plan as set forth in Exhibit D.	All MDP Chapters

The contents of the MDP and MFP are arranged according to their order in Exhibits D and E, respectively. The order of the chapters is presented in the following Table of Contents. Detailed tables of contents, including lists of tables and figures, are provided at the beginning of each chapter.



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Master Development Plan

Chapter 1. Key Parameters and Assumptions

Chapter 2. Work Plan / Work Breakdown Structure

Chapter 3. Draft List of Facilities

Chapter 4. Traffic and Revenue Forecasts

Chapter 5. Preliminary Design – Schematics and Reports

Chapter 6. Preliminary Cost Estimates

Chapter 7. Facility Integration Plan

Chapter 8. Right of Way Chapter

Chapter 9. Phasing and Sequencing Report

Chapter 10. Tolling Plan (or other title as appropriate)

Chapter 11. Conceptual O&M Management Plan

Chapter 12. Risk Management Chapter

Chapter 13. Third-Party Arrangements and Agreements

Chapter 14. Terms and Conditions for Technical Support Services

Chapter 15. Promoting Positive Air Quality and Reducing Greenhouse Gases

Chapter 16. Geotechnical Investigation Plan

Master Financial Plan

Chapter 1. Plan of Finance

Chapter 2. Financial Model and Proforma Analysis

Chapter 3. Schedule and Sequencing of Steps to Close of Finance