TXDOT SH 288 TOLL LANES PROJECT IN HARRIS COUNTY

Concession Pre-QS Workshop
Welcome to the TxDOT SH 288 Toll Lanes Project In Harris County Pre-QS Workshop
Safety Briefing
## Agenda

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Project Description

SH 288 Toll Lanes

- **Ultimate Project and Initial Project**

- **Memorandum of Understanding between State and Harris County on April 10, 2012**
  - Intent for State to develop SH 288 Toll Lanes
  - Commitments to other local mobility projects
  - Commitment to Texas Medical Center Connector

- **Primacy**
  - Harris County rescinded primacy on 09/12/12
  - Brazoria County maintains primacy for the Brazoria County Project
SH 288 Ultimate Project

- **US 59 to County Road 60 (SH 99)**
  - 4 toll lanes within existing SH 288 median
  - I-610 interchange reconstruction
  - 8 direct connectors Beltway 8 interchange
  - SH 288 reconstruction and additional general purpose lane each direction I-610 to Beltway 8

- **Length:** 25.2 miles
SH 288 Initial Projects

- **TxDOT Project - US 59 to county line**
  - 4 toll lanes within existing SH 288 center median
  - Existing general purpose lanes
  - Existing I-610 interchange
  - Up to 8 direct connectors Beltway 8 interchange
  - Total Length: 10.3 miles
  - Estimated total project cost: $535 million (nominal)
  - Current estimated construction cost: $425 million (nominal)

- **Brazoria County Toll Project - county line to CR 58**
  - 4 toll lanes within existing SH 288 center median
  - Requires coordination between TxDOT’s developer and Brazoria County and Brazoria County’s contractor
SH 288 Toll Lanes in Harris County

- **Concession**
  - Design, build, finance, operate and maintain for a 52 year term
    - No ROW acquisition anticipated
  - Hand-back requirements
  - Right-of-Way (ROW) to ROW operations & maintenance
    - Toll lanes, general purpose (GP) lanes, frontage roads, and ramps but excludes existing I-610 and direct connectors

- **Potential option pricing**
  - Improvements to the I-610 Interchange – requires ROW acquisition
  - Addition of one GP lane each direction from I-610 to BW 8
SH 288 Ultimate Project – Typical Sections

TYPICAL SECTIONS:

SH 288
EXISTING

SH 288
INITIAL PHASE

SH 288
ULTIMATE PHASE

ROW
MAINLANES
ROW
MAINLANES
ROW
MAINLANES
ROW
MAINLANES
ROW
MAINLANES
ROW
MAINLANES
ROW
MAINLANES
ROW
MAINLANES
Work Underway

- **Environmental Assessment**
  - **SH 288 Toll Lanes Project**
    - TxDOT received approval from FHWA to move forward with the public hearing (held in March 2013)
    - Finding of No Significant Impact ("FONSI"), revised Environmental Assessment and Public Hearing Response Report were submitted to FHWA for approval April 23, 2013
    - TxDOT anticipates receiving a FONSI in June 2013
  - **Texas Medical Connector (TMC) Connector**
    - TxDOT anticipates concluding the environmental study process in the Fall of 2013
Work Underway

- **Schematic design**
  - Initial schematic in Project Documents
  - Ultimate schematic in Project Documents
- **Railroad coordination**
- **Subsurface utility investigation**
- **Hazardous materials investigation**
  - ESA 1
  - ESA 2
- **USACE coordination**
- **Traffic data**
- TxDOT is seeking a TIFIA loan for the project
- TxDOT will seek an allocation of Private Activity Bonds
- No public funds are available for the project
- Schedule
- Evaluation criteria and weighting
- Payment for work product
- DBE participation
- Questions and further information
- Delivering QS submittals
## Schedule

<table>
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<tr>
<th>Event</th>
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<tr>
<td>Issue RFQ</td>
<td>May 3, 2013</td>
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<tr>
<td>Pre-QS Workshop</td>
<td>May 21, 2013</td>
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<td>Deadline for questions</td>
<td>July 12, 2013</td>
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<tr>
<td>QS due date</td>
<td>August 2, 2013</td>
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<td>Short-list announced</td>
<td>September 26, 2013</td>
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<td>Issue draft RFP for industry review</td>
<td>September 27, 2013</td>
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<tr>
<td>Issue final RFP</td>
<td>January 31, 2014</td>
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<tr>
<td>Proposal due date</td>
<td>May 5, 2014*</td>
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<td>Conditional award</td>
<td>June 26, 2014*</td>
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*Anticipated date
Evaluation criteria and weighting

- Technical qualifications and capability (35%)
- Statement of technical approach (10%)
- Project finance qualifications and capability (35%)
- Conceptual project finance discussion (10%)
- Safety qualifications (10%)
- Technical qualifications and capability (35%)
  - Experience of proposer team members
  - Experience of technical key personnel
  - Management approach and team structure
  - Success on comparable projects
Statement of technical approach (10%)

- Understanding of project scope and complexity
- Understanding of project risks
- Use of Alternative Technical Concepts (ATCs)
- Approach to PPP project delivery
RFQ

- **Project finance qualifications and capability (35%)**
  - Success reaching financial close on comparable projects
  - Experience in structuring and securing equity commitments on comparable projects
  - Readiness, flexibility and availability to invest equity
  - Experience of financial key personnel
  - Capability of developing and executing financial plan
• Conceptual project finance discussion (10%)
  – Understanding of current project financing markets
  – Understanding of tools, requirements and critical considerations needed for the project financing plan
Safety qualifications (10%)

- Team members’ safety records
- Strength of team members’ safety practices
- Experience and qualifications of safety manager
- **Payment for work product**
  - TxDOT anticipates that each unsuccessful, shortlisted proposer that submits a responsive proposal to the RFP will be compensated for work product that can be used in performance of the Project (not to exceed a certain stipulated amount).
  - Further information will be provided in the RFP.

- **DBE participation**
  - TxDOT has determined that DBE requirements apply to the design and construction of the Project.
Questions and further information

- Monitor the project website:

- TxDOT will post Addenda to the RFQ and responses to questions on the project website.

- Proposers are advised that responses to questions posed at this workshop are considered to be on an informational basis and are not binding on TxDOT.

- Questions should be sent by e-mail to:
  [TxDOT-HOU-PPP-SH288@txdot.gov](mailto:TxDOT-HOU-PPP-SH288@txdot.gov)
Delivering QS Submittals

- Proposers are responsible for ensuring QS submittals are delivered by hand or courier on Wednesday, August 2, 2013, by 12:00 p.m. Central Time to:

  Attn: Michael Midkiff, P.E.
  Texas Department of Transportation
  7600 Chevy Chase Drive, Building 2, 4th Floor
  Austin, Texas 78752

- Any QS received after the above date and time will not be considered.
SH 288 Initial Project Schematics

North Terminus including 2-lane entrance and exit ramps for access to US 59 and I-45
SH 288 Initial Project Schematics

Yellowstone to Brays Bayou
North approach to I-610 Interchange and exit and entrance ramps to/from SH 288 General Purpose lanes
SH 288 Initial Project Schematics

I-610 Interchange

SB TOLL LANE BRIDGE

NB TOLL LANE BRIDGE
SH 288 Initial Project Schematics

South approach to I-610 Interchange and UPRR crossing
SH 288 Initial Project Schematics

Airport to north of Reed Road including exit and entrance ramps to/from General Purpose lanes
SH 288 Initial Project Schematics

Orem to Airport including Sims Bayou Crossing
SH 288 Initial Project Schematics

Beltway 8 Interchange and South Terminus
Questions?