



IH-635 Managed Lanes Project

Comprehensive
Development Agreement

Qualifications Statement (QS) Workshop

June 9, 2005

By

TxDOT - TTA Division / Dallas District

Agenda

1. Introduction
2. CDA Process Overview
3. IH-635 CDA Procurement Schedule
4. IH-635 Project Opportunity
5. IH-635 RFQ Exhibits & Forms
6. Questions



1. Introduction

Robert (Bob) M. Brown, TxDOT - Dallas

IH 635 Managed Lanes Project



2. CDA Process Overview

Diana E. Vargas, TxDOT - TTA

IH 635 Managed Lanes Project

CDA Process Overview

TxDOT will do what is in the best interest of the Citizens of Texas

- 12 +/- Steps in the Process
- Purpose of the 12 +/- Steps

Best Value Selection of a CDA Developer



Basic Process:

- 1. TxDOT Issues Request for Qualifications (RFQ)**
- 2. Proposers Submit Qualification Statements (QS)**
- 3. TxDOT Shortlists Proposers**
- 4. TxDOT Releases a draft Request for Detailed Proposals (RFDP)**
- 5. Industry Review Including 1-on-1 Meetings**
- 6. TxDOT Issues Final RFDP**

Best Value Selection of a CDA Developer



Basic Process (Continued):

7. *Proposers Submit Final Detailed Proposals*
8. *TxDOT Evaluates Detailed Proposals*
9. *TTA Director/Executive Director Recommend Selection*
10. *Texas Transportation Commission Selects Apparent Best Value Proposer*
11. *Negotiations*
12. *Award and Execution of CDA*



3. IH-635 CDA Procurement Schedule

Diana E. Vargas, TxDOT - TTA

Procurement Schedule*

- Issue RFQ May 23, 2005
- Hold QS Workshop June 9, 2005
- QS Due September 22, 2005
- Shortlist Proposers November 2005
- Industry Review Nov. – Feb. 2006
- Final RFDP March 2006
- Proposal Due Date July 2006
- Apparent BV Proposer Identified September 2006
- Award and Execution October 2006
- NTP November 2006

**Subject to Change at TxDOT's Discretion*



4. IH-635 Project Opportunity

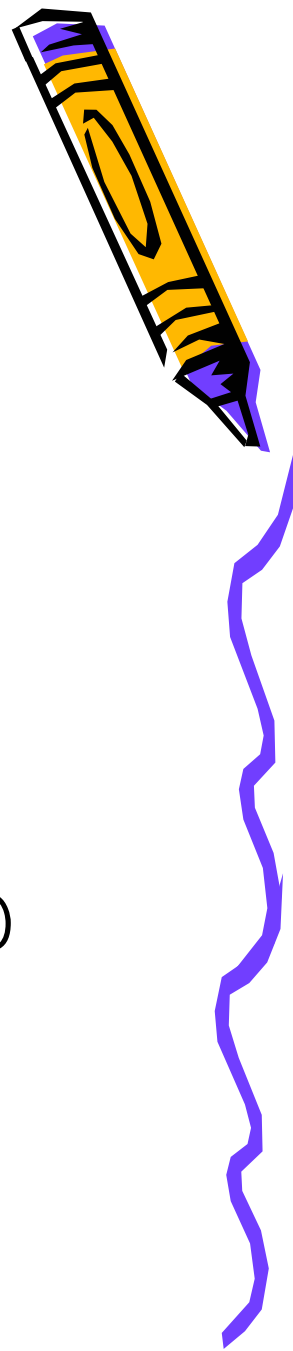
Robert (Bob) M. Brown, TxDOT - Dallas

Matthew E. MacGregor, TxDOT - Dallas

Project Opportunity

- Solicited CDA Proposal
- CDA Opportunity
 - Nature of Concession CDA
 - Due Diligence
 - Procurement Engineer (PcE)
- IH 635 Corridor Study (Exhibit B-1)
- IH 635 ABC Reference Schematic
- IH 635 Managed Lanes Project (Exhibit B-2)
 - Project Segments (A,B,C,D,E,F,G,H,I)

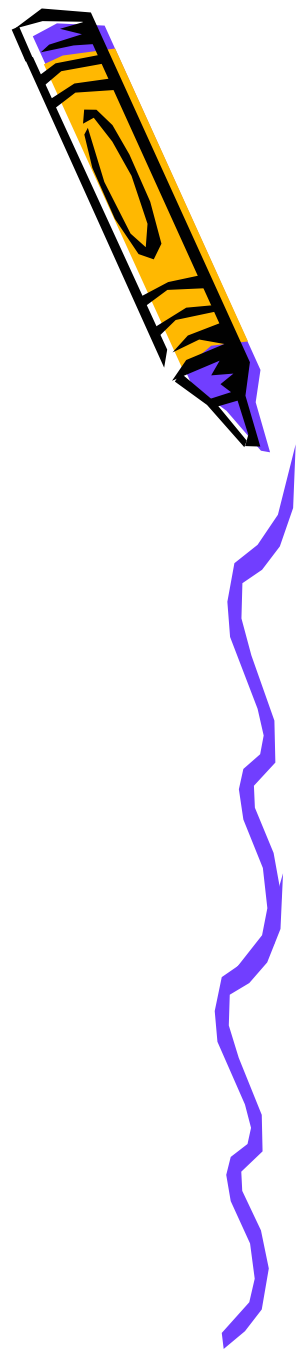
Nature of Concession CDA



- Term
- Design and Construction
- O & M (Routine and Capital)
- Handback Requirements
- Toll Rates
- Revenue Sharing/Concession Fees
- Project Financing
- Lender Rights
- TxDOT Contribution (TxDOT & Other Public Agencies)
- Competing Facilities
- Triggers to Provide Additional Improvements



Due Diligence

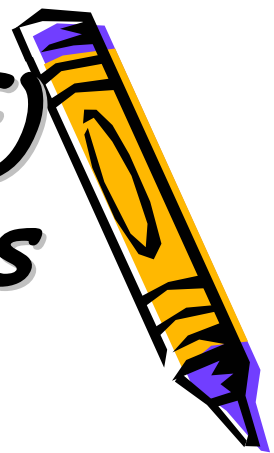


- USACE Section 404 Permit
- Geotechnical Investigations
 - Core Viewing at Storage Site
- Subsurface Utility Engineering
- Right-of-Way Acquisitions
 - Purchase of Welch Staging Area
- Traffic and Revenue Studies
- Hydrologic and Hydraulic Studies



Procurement Engineer (PcE)

3 - Basic Functions / Roles



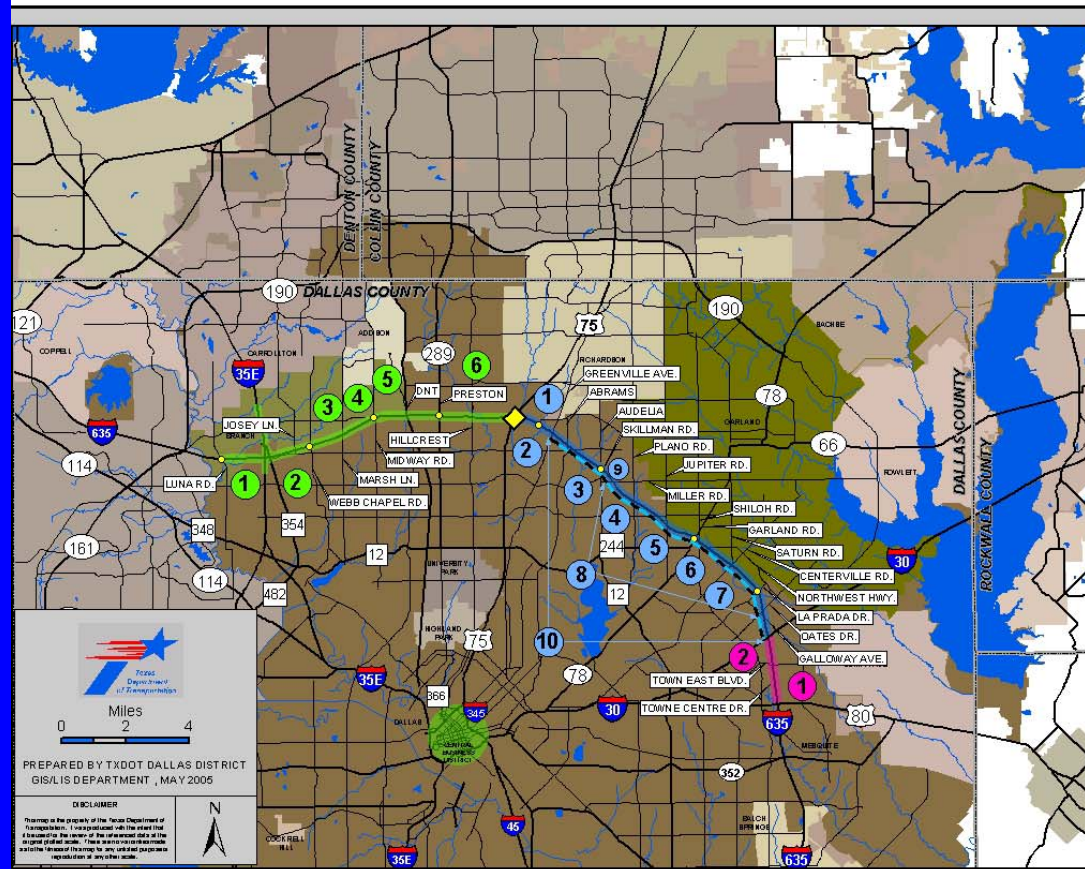
- Procurement of the CDA Team
- Prelim. Engr. / Early Design Tasks
- Project Oversight & Mgmt. of the CDA



IH 635 Corridor Study (Exhibit B-1)

□ All sections of the corridor have Environmental Approvals (FONSIs) based on approved Schematics.

□ Includes the DHF, Mesquite, East and West Sections.



WEST SECTION IH 35E TO US 75	EAST SECTION US 75 TO IH 30	MESQUITE SECTION IH 30 TO US 80
1 CSJ 2374-07-046 WEST LEG OF IH 35E INTERCHANGE	1 CSJ 2374-01-137 GREENVILLE TO W. OF ABRAMS	9 CSJ 0918-45-640 PEDESTRIAN BRIDGE ADJACENT TO DART LRT CROSSING & A LOCAL ACCESS RD. BETWEEN SKILLMAN & MILLER
2 CSJ 2374-01-032 IH 35E INTERCHANGE	2 CSJ 2374-01-127 W. OF ABRAMS TO SKILLMAN	10 CSJ 2374-01-163 CONSTRUCT A BARRIER SEPARATED HOV LANE FROM GREENVILLE AVE. TO IH 30
3 CSJ 2374-01-068 TUNNEL & TRANSITION SECTIONS	3 CSJ 2374-01-138 SKILLMAN TO W. OF PLANO RD.	
4 CSJ 2374-01-136 SURFACE WORK BETWEEN MIDWAY RD. AND PRESTON RD.	4 CSJ 2374-01-139 W. OF PLANO TO AT&SF R.R.	1 CSJ 2374-02-098 MESQUITE SECTION, RECONSTRUCT INTERCHANGE @ TOWN CENTER DR. REPLACE BRIDGES, ADD A MAIN LANE RAMP IMPROVEMENTS. COMPLETE.
5 CSJ 2374-01-134 CONSTRUCT A RIGHT TURN LANE WB AT MONTFORT DR.	5 CSJ 2374-02-106 AT & SF R.R. TO E. OF CENTERVILLE	2 CSJ 2374-02-110 MESQUITE SECTION, RECONSTRUCT INTERCHANGE @ TOWN EAST BLVD. ADD A FRONTAGE ROAD S.S. FROM IH-30. IMPROVE S.B. I-30 RAMP CONNECTION
6 CSJ 2374-01-130 EARLY FRONTAGE RD. PROJECT	6 CSJ 2374-02-107 E. OF CENTERVILLE TO QATES DR.	
	7 CSJ 2374-02-053 IH 30 INTERCHANGE Portion With Mesquite 2	
	8 CSJ 2374-01-133 MILLER TO QATES RD. FRONTAGE ROADS INCLUDED IN ABOVE SECTIONS	

NOTE: CSJ LIMITS ARE APPROXIMATE

TEXAS DEPARTMENT OF TRANSPORTATION
DALLAS DISTRICT



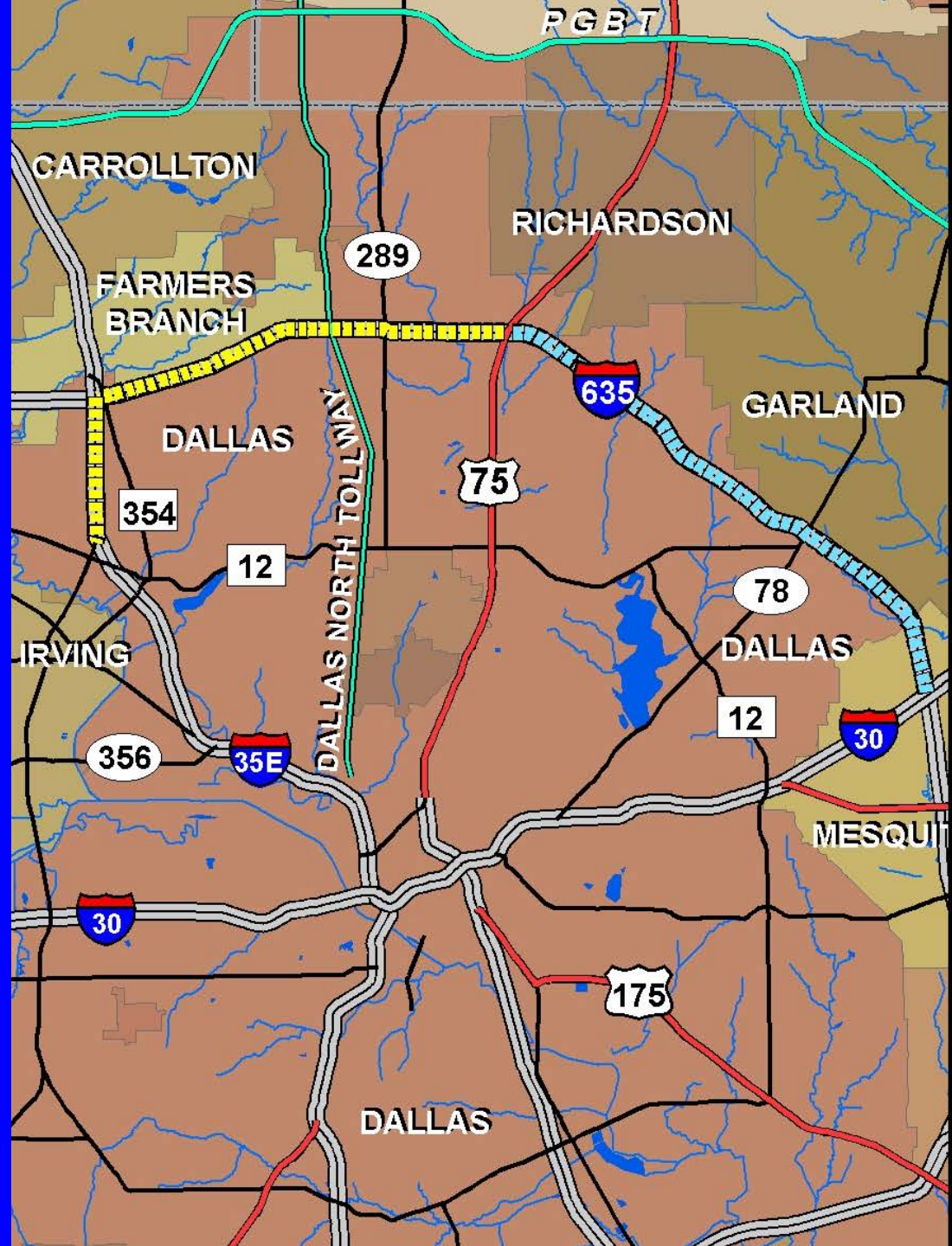
IH 635 (LBJ Freeway) Corridor

- DALLAS HIGH FIVE (IH 635/ US 75 INTERCHANGE) Under Construction
- MANAGED LANES ACCESS LOCATIONS
- HOV LANE SECTIONS
- WEST
- EAST
- MESQUITE

IH-635 ABC

Reference Schematic

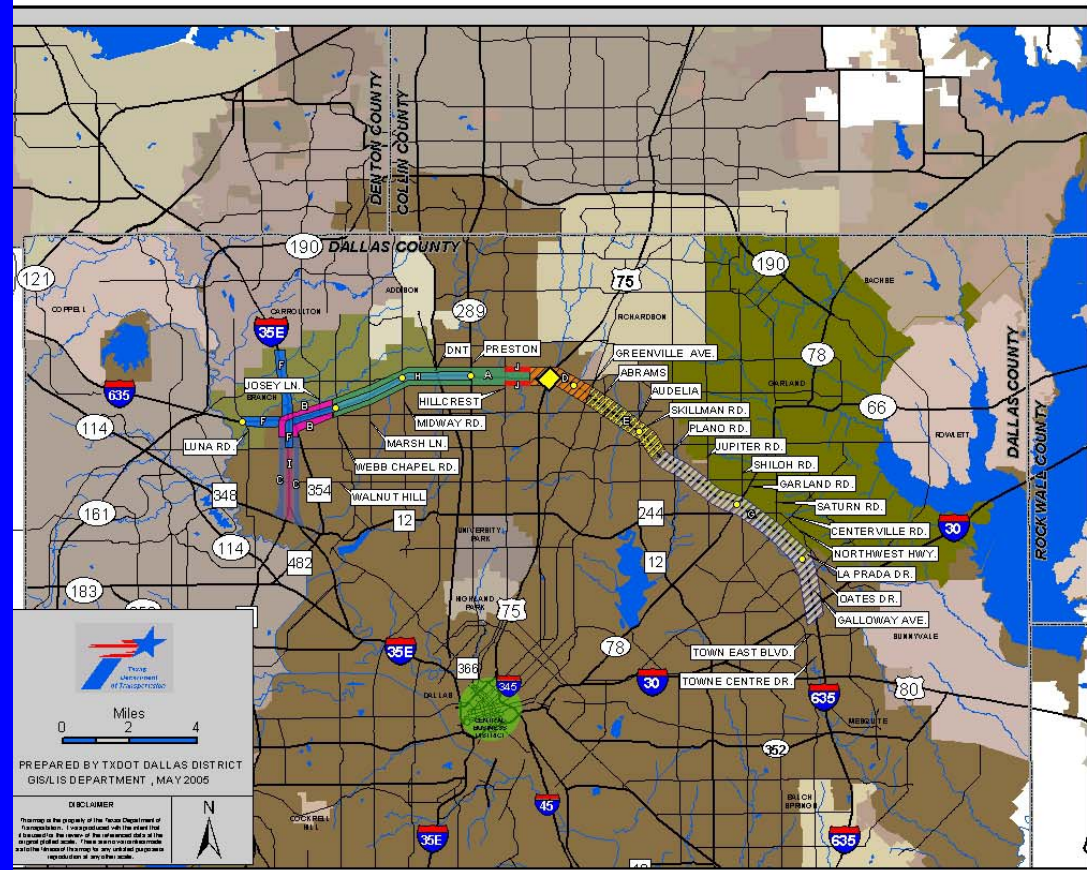
- ❑ The ABC segments focus on implementing the Managed Lanes first.
- ❑ The limits of the ABC segments are from US 75 to IH-35E and south to the Loop 12 / IH-35E Split.
- ❑ Potential funding of \$420 Million has been identified from various public sources.



IH 635 Managed Lanes Project

(Exhibit B-2)

- The initial project was for the ABC segments based on a Design-Build approach.
- The project opportunity may be extended to include the entire corridor.



- A** CSJ 2374-04-068 TUNNEL AND TRANSITION SECTIONS FROM END LIMITS OF DALLAS HIGH FIVE TO WEST OF WEBB CHAPEL. INCLUDES PORTIONS OF FRONTAGE ROADS AND APPROPRIATE RAMP CONNECTIONS.
- B** CSJ 2374-01-032 PART OF THE IH 35E INTERCHANGE. DEVELOPMENT OF DIRECT CONNECTION RAMP FACILITIES FROM WEBB CHAPEL WEST AND SOUTH INCLUDING ELEVATED DIRECT CONNECTIONS FOR NB, EB, WB, AND SB MOVEMENTS OF THE MANAGED LANES.
- C** CSJ 0196-03-137 DEVELOPMENT OF THE ELEVATED DIRECT CONNECTION RAMP SOUTH TO THE LOOP 12 SPLIT. INCLUDES THE ELEVATED DIRECT CONNECTIONS BETWEEN LOOP 12 & IH 35E. SERVES MANAGED LANES CONSTRUCTED IN "A"
- D** DEVELOPMENT OF THE MANAGED LANE. INCLUDES THE SYSTEM COMPONENTS FOR THE MANAGED LANE TO FUNCTION WITHIN THE DALLAS HIGH FIVE PROJECT LIMITS
- E** DEVELOPMENT OF THE MANAGED LANES INCLUDES THE FACILITIES TO EXTEND THE LANES FROM DALLAS HIGH FIVE, TO THE MANAGED LANE ACCESS; TO THE DART LRT STATION BETWEEN SKILLMAN & MILLER
CSJ 2374-01-137 GREENVILLE TO W. OF ABRAMS
CSJ 2374-01-127 W. OF ABRAMS TO SKILLMAN
CSJ 2374-01-138 SKILLMAN TO W. OF PLAND RD.
- F** CSJ 2374-07-046 DEVELOPMENT OF THE REMAINDER OF THE IH 635/IH 35E INTERCHANGE FROM ROYAL LANE TO VALWOOD PARKWAY AND FROM WEBB CHAPEL RD. TO LUNA RD.
- G** DEVELOPMENT OF THE REMAINING PROJECT FROM THE DART LRT STATION TO IH 30 IN MESQUITE
CSJ 2374-01-139 W. OF PLAND TO AT&SF R.R.
CSJ 2374-02-106 AT 8F R.R. TO E. OF CENTERVILLE
CSJ 2374-02-107 E. OF CENTERVILLE TO DATES DR.
CSJ 2374-02-053 IH 30 INTERCHANGE
- H** CSJ 2374-01-136 SURFACE WORK FROM PRESTON RD. TO WEBB CHAPEL RD.
- I** CSJ 0196-03-137 SURFACE WORK FOR IH 35E FROM ROYAL LANE TO THE IH 35E/LOOP 12 SPLIT
- J** CSJ 2374-01-130 EARLY FRONTAGE RD. PROJECT FROM HILLCREST TO MERIT

NOTE: CSJ LIMITS ARE APPROXIMATE.

TEXAS DEPARTMENT OF TRANSPORTATION
DALLAS DISTRICT



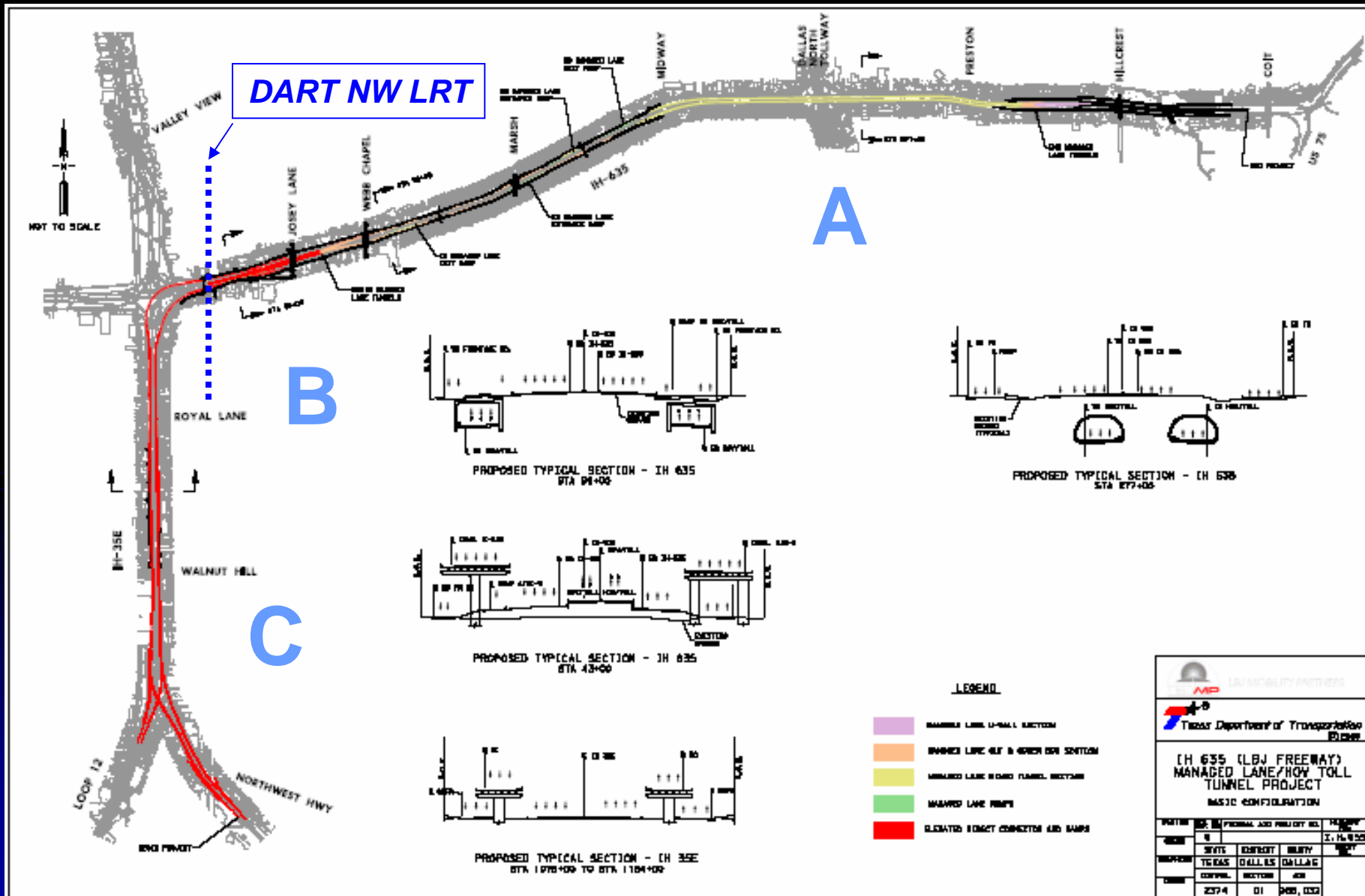
IH 635 Managed Lanes Project

- ◆ DALLAS HIGH FIVE (IH 635/ US 75 INTERCHANGE) Under Construction
 - MANAGED LANES ACCESS LOCATIONS
- SECTIONS
- | | | |
|---|---|---|
| A | D | G |
| B | E | H |
| C | F | I |
| | J | |

A, B, & C Segments

- Segment A (Webb Chapel Road to DHF)
 - IH 635 Managed Lanes (At-Grade and Subsurface)
 - Continuous Frontage Roads
- Segment B (IH 635/IH 35E Interchange)
 - NB-EB Direct Connector
 - WB-SB Direct Connector
 - DART NW Light Rail Line – Ongoing Coordination
- Segment C (Loop 12 to IH 635)
 - IH 35E Elevated Direct Connector Ramps
 - Limited Frontage Roads

A, B, & C Segments

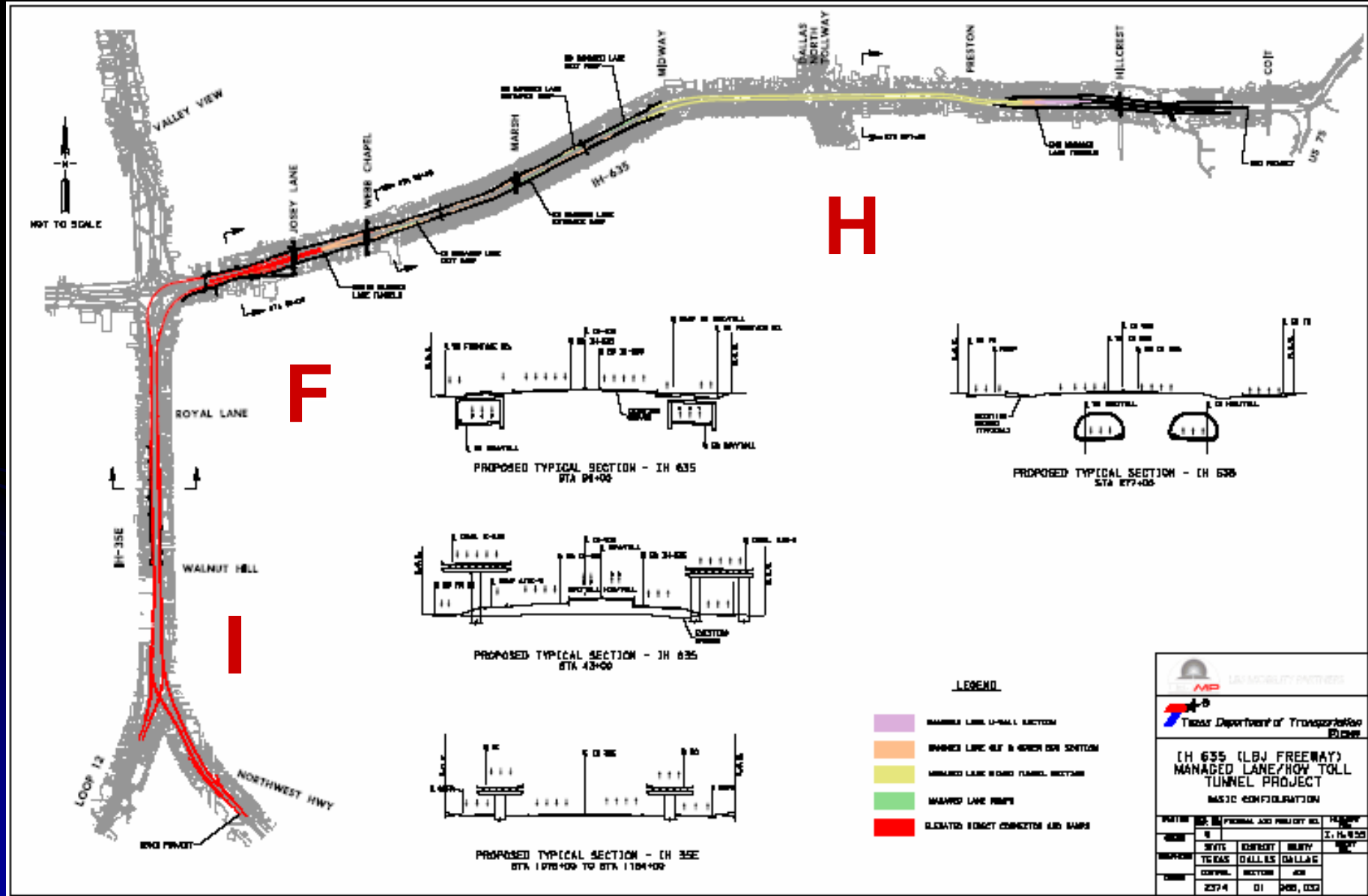


F, H, & I Segments



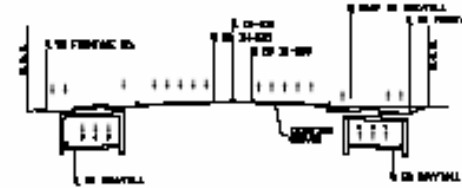
- Segment F (IH 635/IH 35E Interchange)
 - Remaining Interchange
 - Main Lanes, Direct Connectors, Frontage Roads
 - IH 635 (Luna Road to Webb Chapel Road)
 - IH 35E (Crown Road to Valwood Parkway)
- Segment H (Webb Chapel Road to DHF)
 - Remaining IH 635 Corridor
 - Main Lanes and Frontage Roads
- Segment I (Loop 12 and IH 635)
 - Remaining IH 35E Corridor
 - Main Lanes, Frontage Roads, Managed Lanes

F, H, & I Segments

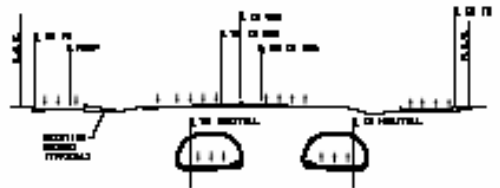


F

H



PROPOSED TYPICAL SECTION - IH 635
STA 06+00



PROPOSED TYPICAL SECTION - IH 635
STA 077+00



PROPOSED TYPICAL SECTION - IH 635
STA 43+00



PROPOSED TYPICAL SECTION - IH 35E
STA 1070+00 TO STA 1104+00

LEGEND

- BRIDGE LANE U-SIDE SECTION
- BRIDGE LANE R/L & OVER DECK SECTION
- BRIDGE LANE B-SIDE TUNNEL SECTION
- BRIDGE LANE RAMP
- ELEVATED BRIDGE CONNECTOR AND RAMP

M&D LEA SECURITY SYSTEMS

Texas Department of Transportation
ELC&E

**(IH 635 (LBJ FREEWAY)
MANAGED LANE/HOV TOLL
TUNNEL PROJECT
BASIS CONFIGURATION**

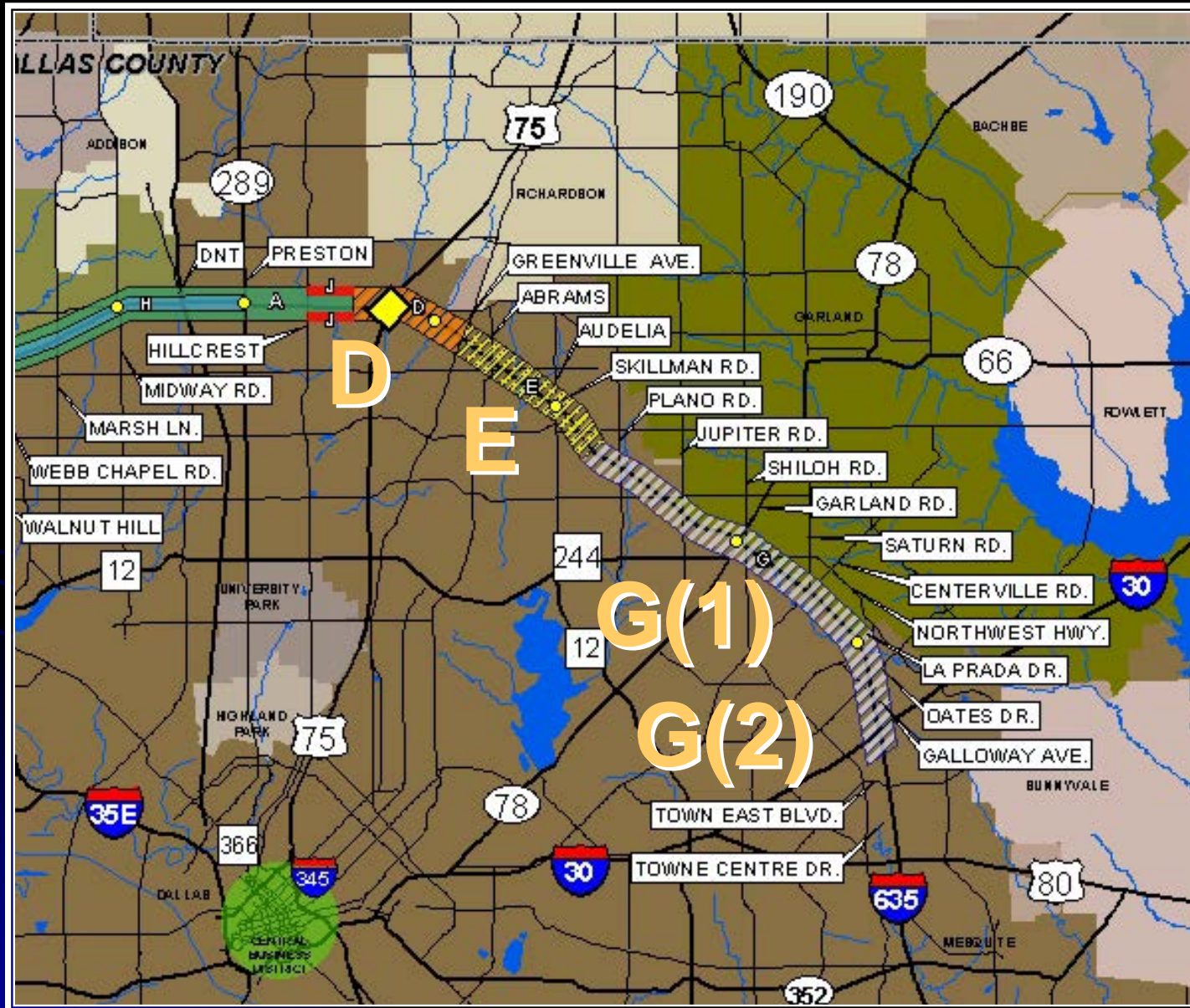
DATE:	REV:	DESCRIPTION:	BY:	APP'D:
01/16/00	01	ISSUE FOR CONSTRUCTION	J. H. WOOD	
PROJECT:	TO:	FROM:	BY:	
000000	DALLAS	DALLAS	DALLAS	
DATE:	BY:	SECTION:	JOB:	
02/27/00	01	000	000	

D, E, & G Segments



- Segment D (DHF Interchange)
 - Managed Lane Components
- Segment E (DHF to Miller Road)
 - IH 635 Corridor – 5 GP/2-2ML/5 GP Approved
 - Main Lanes, Managed Lanes, Frontage Roads
- Segment G (Miller Road to IH 30)
 - IH 635 Corridor - G(1) – 5 GP/2R ML/5 GP Approved
 - **IH 635 Corridor – G(1) – 4 GP/2-2 ML/4 GP Evaluating**
 - IH 635/IH 30 Interchange - G(2)
 - Main Lanes, Managed Lanes, Frontage Roads

D, E, & G Segments



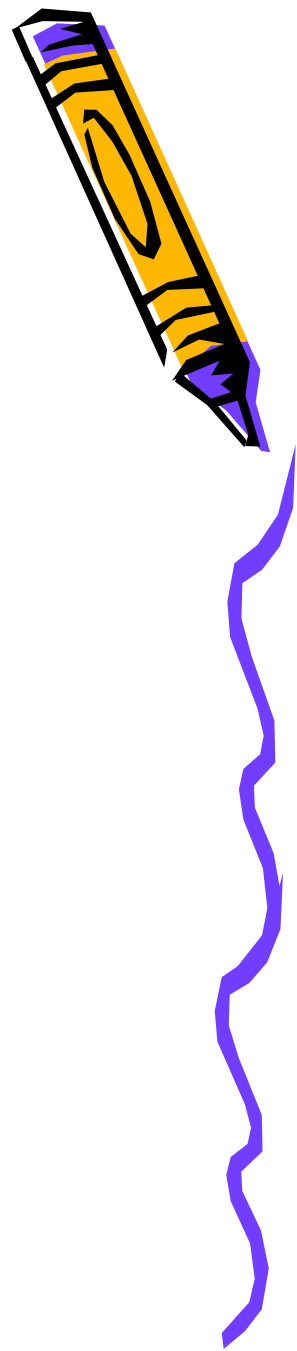


5. RFQ Exhibits & Form D

Matthew E. MacGregor, TxDOT - Dallas

IH 635 Managed Lanes Project

IH-635 RFQ Exhibits & Form D

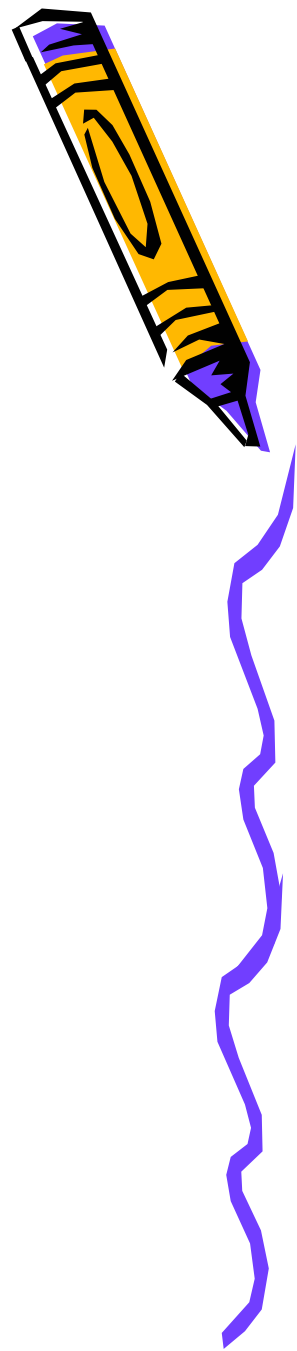


- Exhibit A - List of Project Documents
- Exhibit B - Project Maps (B1 and B2)
- Exhibit C - Constraints Chart
- Exhibit D - Existing TxDOT Projects
- Form D - Conceptual Cost Estimate

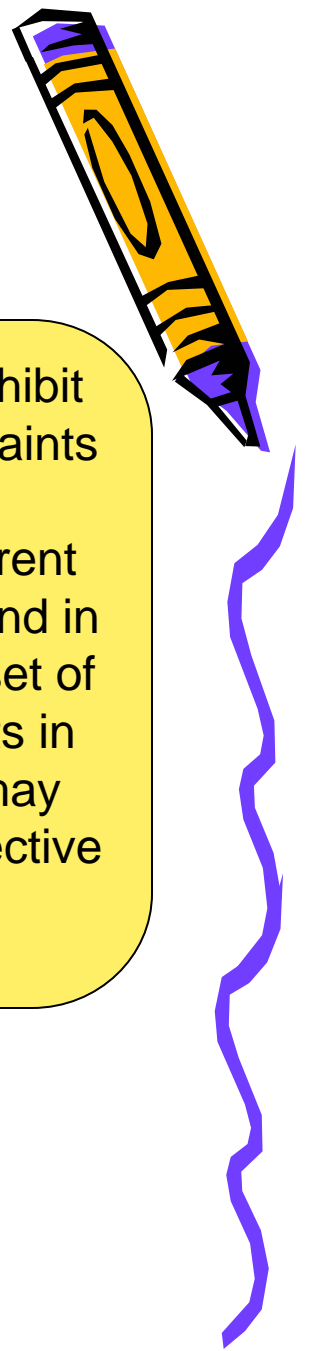


CD Index (Exhibit A)

- Disk 1 - General/Public Information
- Disk 2 - Studies and Reports
- Disk 3 - Environmental Documentation
- Disk 4 - Schematics (Disk 1 of 3)
- Disk 5 - Schematics (Disk 2 of 3)
- Disk 6 - Schematics (Disk 3 of 3)
- Disk 7 - Geotechnical Information (Disk 1 of 2)
- Disk 8 - Geotechnical Information (Disk 2 of 2)



Constraints Chart (Exhibit C)



- Managed Lanes
- Right-of-Way
- Maintenance of Traffic
- Constructability
- Access Locations
- Managed Lane Functionality
- Future DART Tunnel
- Design Criteria
- Aesthetic Objectives
- Relative Elevation of Improvements
- Ultimate IH 635 Facility Median Width

The objective of this Exhibit is to compare the constraints adhered to in the development of the current reference schematic found in Exhibit A to a potential set of more flexible constraints in which the Developer may prepare a more cost effective solution.



Existing TxDOT Projects (Exhibit D)



- West Early Frontage Roads (West 6 & Segment J)
- East Early Frontage Roads (East 8)
- Montfort Road Right Turn Lane (West 5)
- East Interim HOV Lanes (East 10)
- Pedestrian Bridge and Local Access Road (East 9)
- Mesquite Section Phase 2

See Exhibit B – Project Maps B1 & B2 – For Reference



Conceptual Cost Estimate (Form D)



IH-635 Managed Lane's Project - Conceptual Cost Estimate (2005 \$\$\$)
\$ millions
Form D

Project Segments to be Delivered by 2005										
Project Segments to be Delivered by 2010										
Description	Segment A	Segment B	Segment C	Segment D	Segment E	Segment F	Segment G	Segment H	Segment I	Total Cost
1 - Design	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.0
2 - Right-Of-Way	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.0
3 - Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.0
4 - Construction										
a. Roadway/Removal/Excavation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.0
b. Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.0
c. Bridges/Structures/Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.0
d. Tunnels & Tunnel Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.0
e. System Wide Components	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.0
f. Maintenance of Traffic	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.0
Subtotal (4a. To 4f.)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.0
5 - Operations & Maintenance - Tunnel (Annual)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.0
6 - Operations & Maintenance - Roadway & Bridge (Annual)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.0
7 - Operations & Maintenance - Toll Systems (Annual)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.0
Subtotal (5 to 7)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.0
8 - Capital Maintenance (Annualized)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.0
9 - Program Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.0
Segment Total (1 to 9)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Delivery Totals			\$0.0						\$0.0	\$0.0

4-e. - System Wide Components: Includes system components common to all segments such as, Electronic Toll Collection (ETC), ITS, Illumination, Signage, Markings, and Signals.

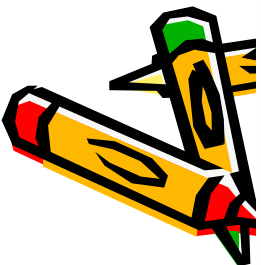
5 - Operations & Maintenance - Tunnel: Includes routine operations & maintenance activity for tunnel structure, systems, physical maintenance of support facilities/buildings.

6 - Operations & Maintenance - Roadway & Bridge: Includes routine operations & maintenance activity for surface and subsurface roadway components, ITS, roadway related off line cost.

7 - Operations & Maintenance - Toll Systems: Includes routine operations & maintenance activity for Toll Systems components.

8 - Capital Maintenance: Costs for all segment components, including Roadway, Structural, Systems, Facilities and related components requiring capital maintenance.

9 - Program Costs: - Includes all other costs not associated for items 1-8 required to deliver the project segments.





6. Questions

Diana E. Vargas, TxDOT - TTA
Robert (Bob) M. Brown, TxDOT - Dallas
Matthew MacGregor, TxDOT - Dallas

IH 635 Managed Lanes Project

Questions

- About the CDA Process?
- About the Project Opportunity?
- About the CDA Procurement Schedule?
- About anything else?

Sign-in-sheet

- Those who have signed in will be provided a copy before they leave the meeting.
- This same listing will be posted on the internet.



Conclusion of Meeting

Those wishing to obtain copies of the Exhibit A - CDs may do so at this time.