

TXDOT SH 288 TOLL LANES PROJECT IN HARRIS COUNTY

Concession Pre-QS Workshop





TEXAS DEPARTMENT OF TRANSPORTATION



Welcome to the
TxDOT SH 288 Toll Lanes Project
In Harris County
Pre-QS Workshop

Safety Briefing



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Agenda



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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 - Harris County rescinded primacy on 09/12/12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

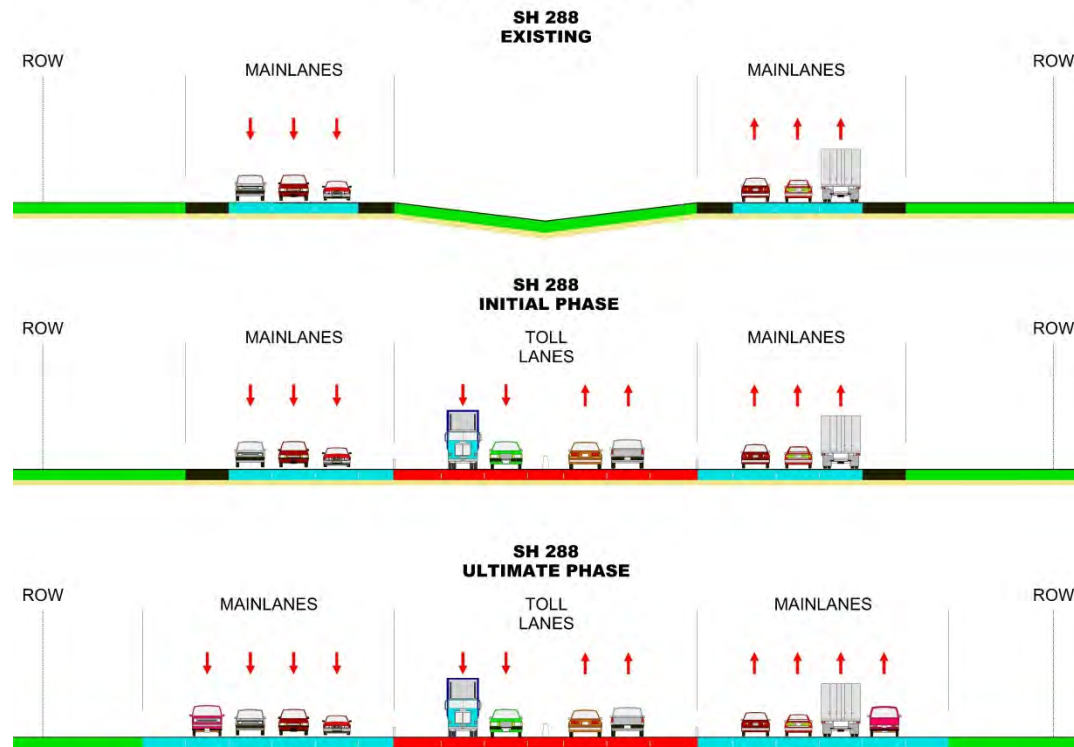
- Improvements to the I-610 Interchange – requires ROW acquisition
- Addition of one GP lane each direction from I-610 to BW 8





SH 288 Ultimate Project – Typical Sections

TYPICAL SECTIONS:





- **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



- **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

Event	Date
Issue RFQ	May 3, 2013
Pre-QS Workshop	May 21, 2013
Deadline for questions	July 12, 2013
QS due date	August 2, 2013
Short-list announced	September 26, 2013
Issue draft RFP for industry review	September 27, 2013
Issue final RFP	January 31, 2014
Proposal due date	May 5, 2014*
Conditional award	June 26, 2014*

*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



- **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.
- Refer to 43 Tex. Admin. Code § 9.50 and 49 CFR pt. 26.



▪ Questions and further information

- Monitor the project website:

<http://www.txdot.gov/inside-txdot/projects/studies/houston/sh288-toll-lanes.html>

- 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



▪ 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:

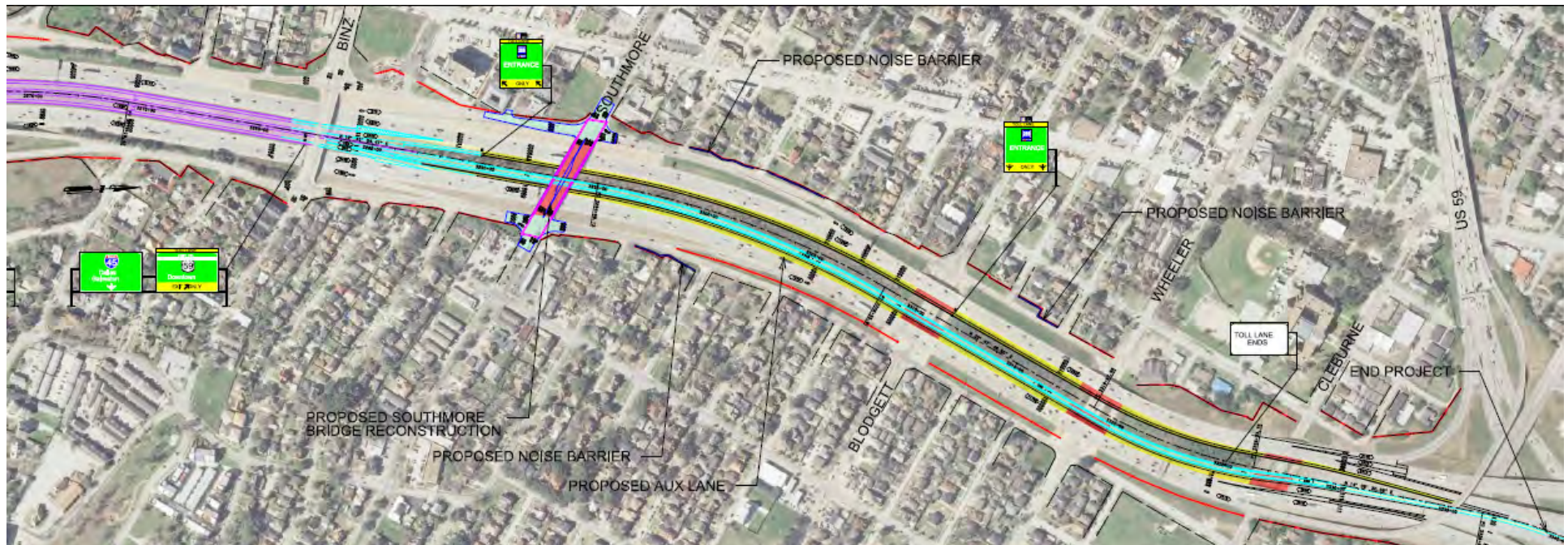
Attn: Michael Midkiff, P.E.
Texas Department of Transportation
7600 Chevy Chase Drive, Building 2, 4th Floor
Austin, Texas 78752

- Any QS received after the above date and time will not be considered.

SH 288 Initial Project Schematics



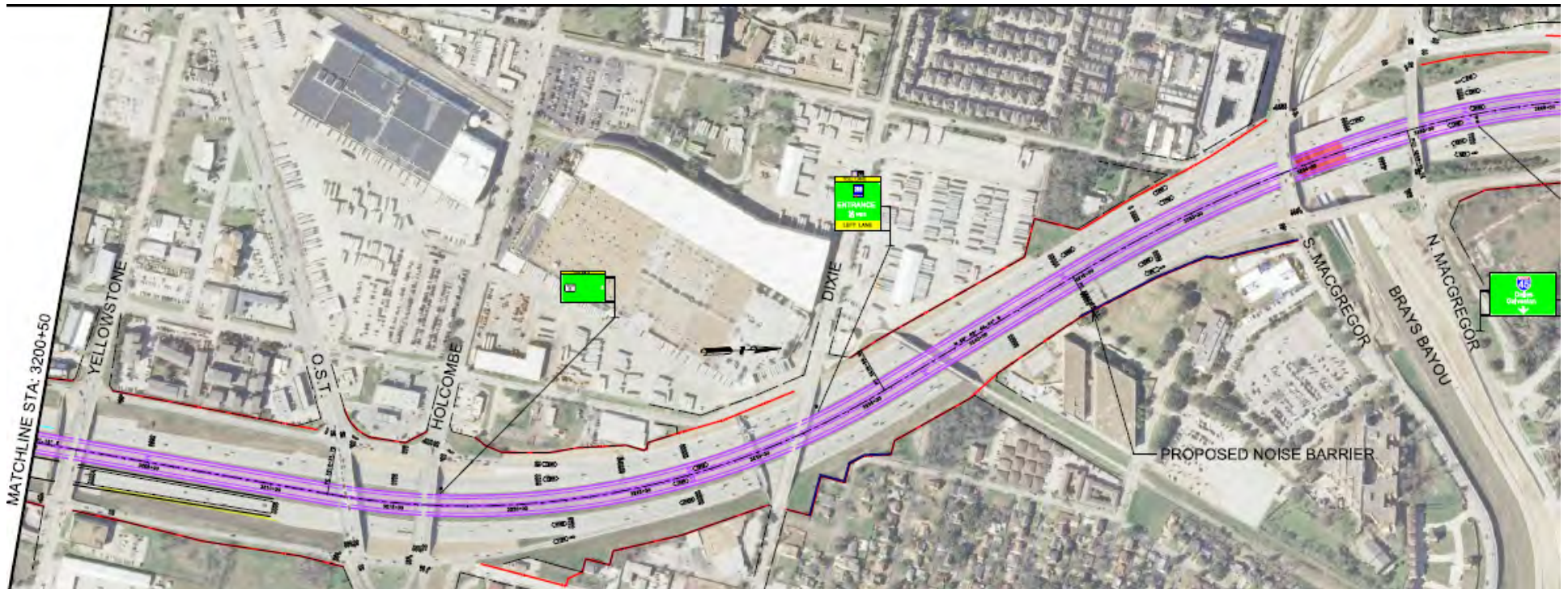
North Terminus including 2-lane entrance and exit ramps for access to US 59 and I-45



SH 288 Initial Project Schematics



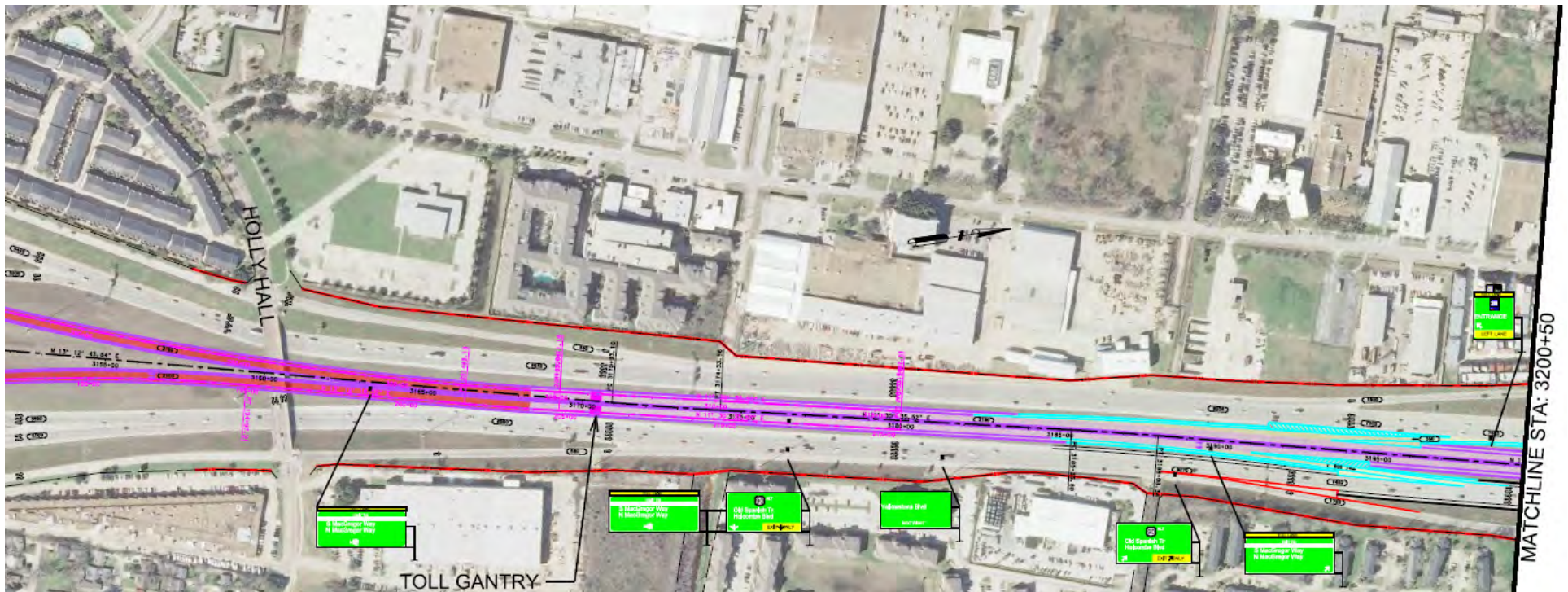
Yellowstone to Brays Bayou



SH 288 Initial Project Schematics



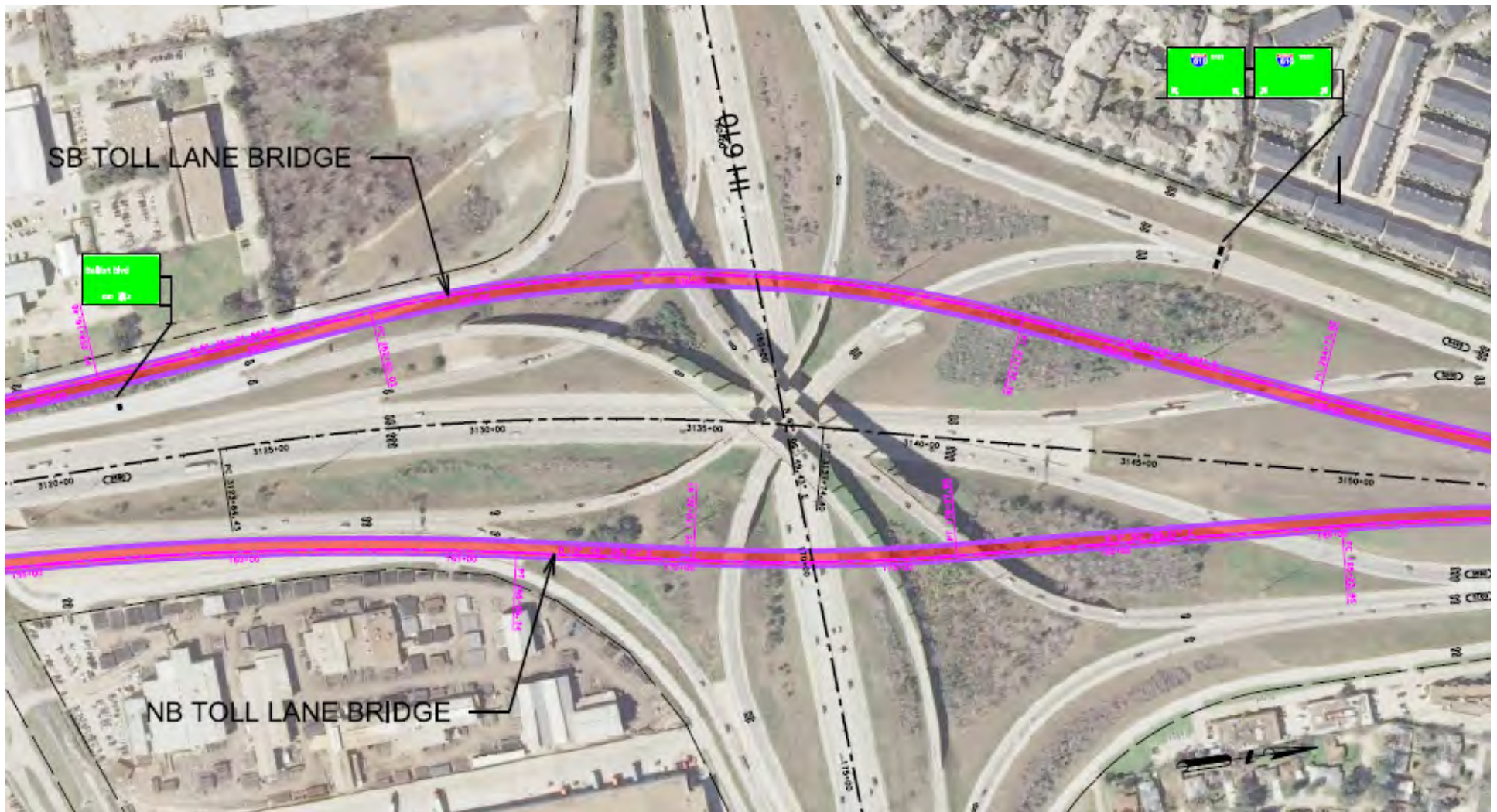
North approach to I-610 Interchange and exit and entrance ramps to/from SH 288 General Purpose lanes



SH 288 Initial Project Schematics



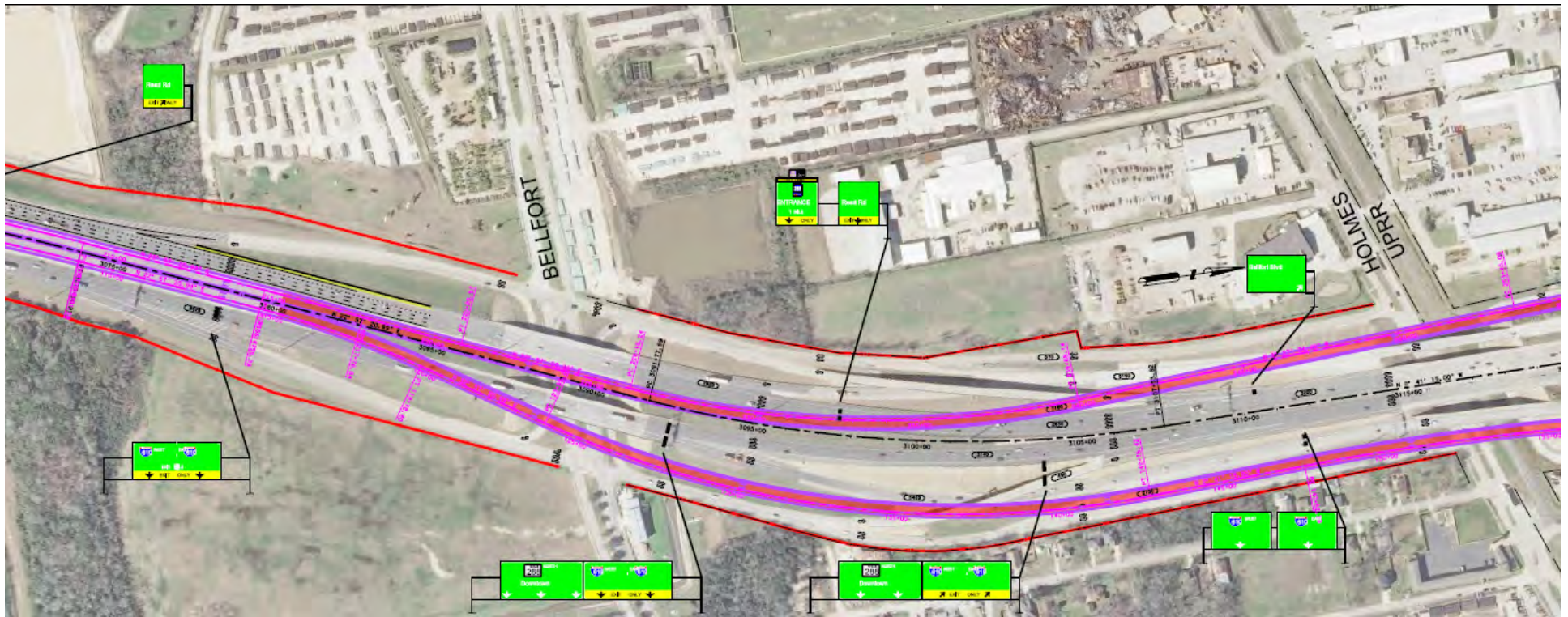
I-610 Interchange



SH 288 Initial Project Schematics



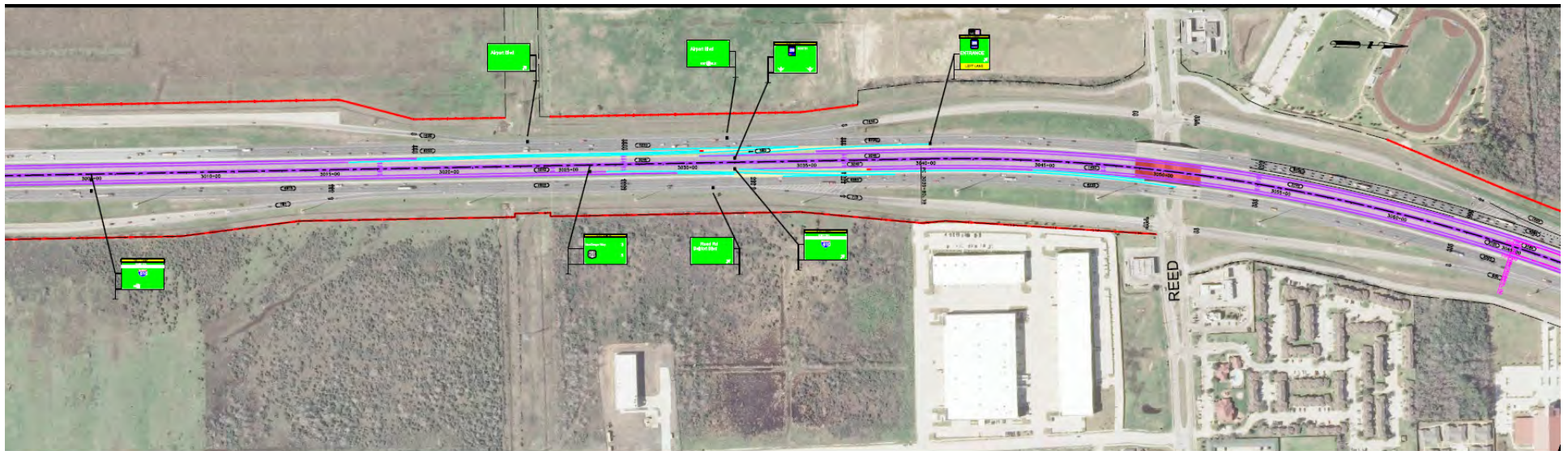
South approach to I-610 Interchange and UPRR crossing



SH 288 Initial Project Schematics



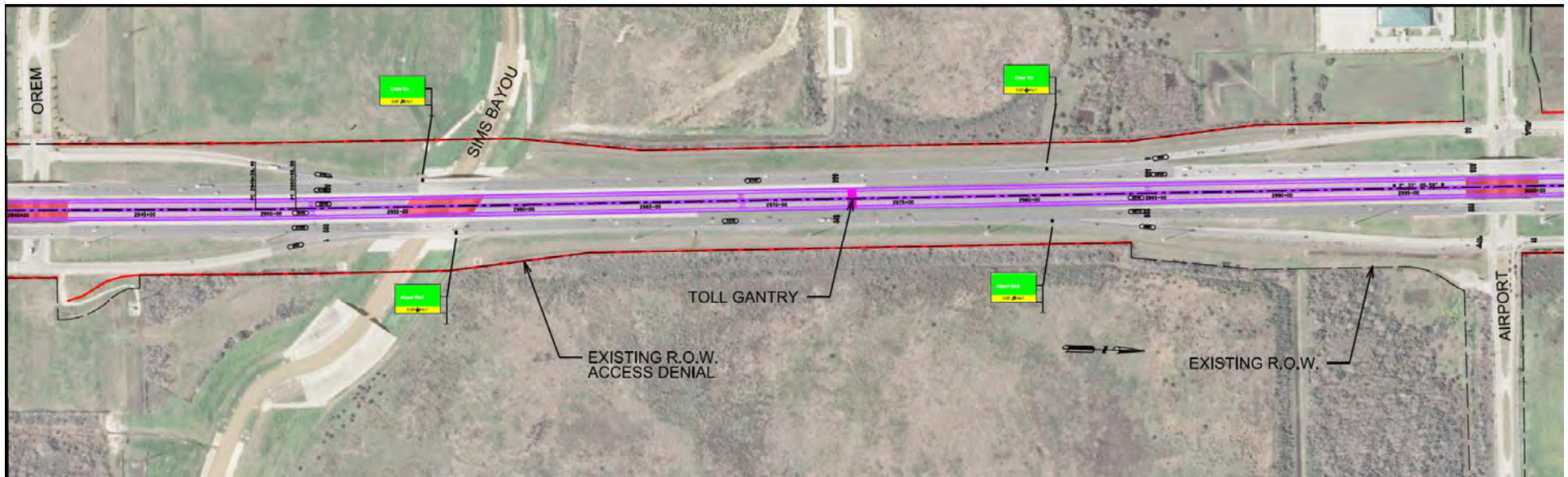
Airport to north of Reed Road including exit and entrance ramps to/from General Purpose lanes



SH 288 Initial Project Schematics



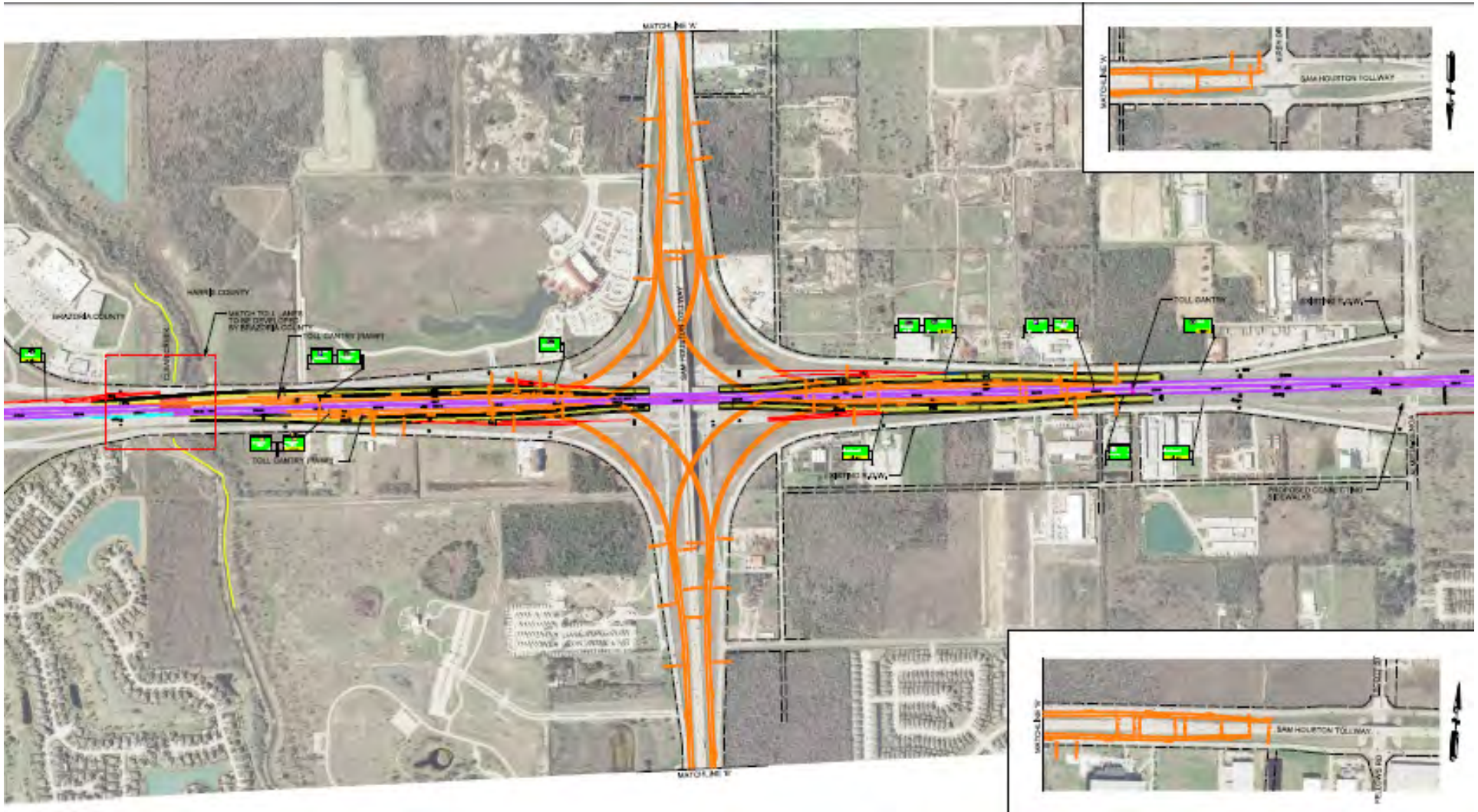
Orem to Airport including Sims Bayou Crossing



SH 288 Initial Project Schematics



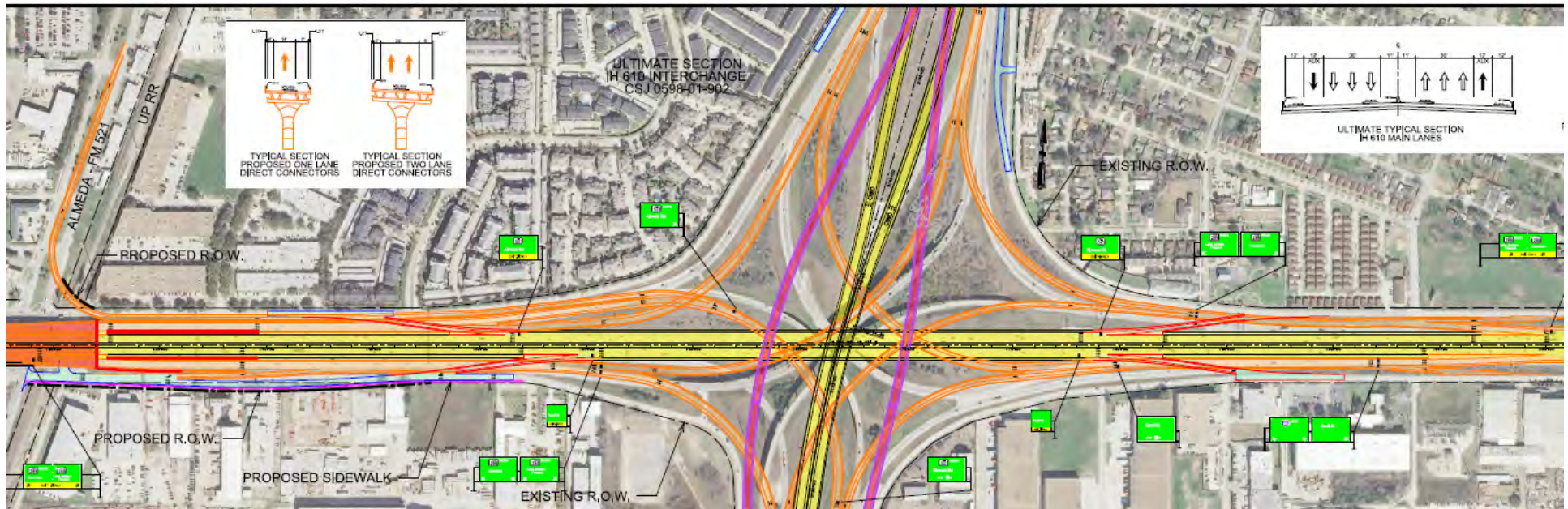
Beltway 8 Interchange and South Terminus



SH 288 Ultimate I-610 Interchange



Potential I-610 Interchange Option





Questions?