AGENDA

• Welcome and P3 Overview

• Chalfont Mitigation Banking Project Summary

• P3 Procurement Process and Next Steps

• Question and Answer Session
P3 OVERVIEW

Michael Bonini, Director, Office of Public-Private Transportation Partnerships
CHALFONT MITIGATION
BANKING SUMMARY

Joe Gurinko, AICP, Deputy Director, Office of Public-Private Transportation Partnerships

Drew Ames, Environmental Planning Manager, Bureau of Project Delivery

Chris Howsare, Senior Environmental Specialist, HNTB
PROJECT HISTORY

• Unsolicited Proposal received October 2016 from Magnolia Land Partners, LLC

• Approved by the P3 Board July 2017 to pursue project using P3 delivery

• P3 projects should achieve one or more of the following:
  o Accelerate project delivery
  o Take advantage of innovation
  o Leverage private sector investment
  o Transfer risks away from taxpayers
PROJECT HISTORY

- Request for Information issued February 2018 –
  - Provided information to develop Request for Qualifications
- RFQ issued November 2018
- Statements of Qualifications due February 19, 2019
BACKGROUND

Transportation Issue:

• Transportation projects with wetland impacts require mitigation

• No PennDOT Wetland Mitigation Banks permitted since 2008 because of regulatory barriers and risk

P3 Solution:

• Wetland banking satisfies mitigation requirements

• Transfers liability from the credit purchaser (PennDOT) to the credit provider (private partner)
PROJECT DESCRIPTION

Wetland Mitigation Banking Proposal:

• Develop 140 acres of PennDOT-owned land in Chalfont, Bucks County

• Private entity will Design, Build, Finance, Operate, and Maintain (DBFOM)

• Provide on-demand wetland mitigation credits for PennDOT projects

• Private entity may sell excess wetland credits

• PennDOT is also interested in T&E, stream and stormwater mitigation credits
BEST PRACTICES

National:
• Wetland banking is the established regulatory preference for advanced mitigation
• USFWS Mitigation Policy

State Case Studies:
• Illinois developing mitigation banks for agriculture producers
• Iowa DOT and MDOT developing banking programs
NEED FOR THE PROJECT

More efficient and effective wetland mitigation methods are needed

• No economy of scale for single wetland mitigation projects

• Wetland construction, operations and maintenance are not core PennDOT services

• On-demand wetland credits can be provided over 20 or more years
PROJECT BENEFIT SUMMARY

Project leverages PennDOT’s real estate assets and private sector expertise to develop and market mitigation bank credits

Commonwealth Benefits:
• Long-term cost savings
• Reduces permitting time
• Higher success rate for larger bank sites
• Mitigation banking not a core service for PennDOT
  • Private sector better positioned to manage these services

Private Partner Benefits:
• Land contributed by PennDOT
• Revenue generation
• Private partner sells excess credits
SITE CHARACTERISTICS

• Develop 140 acres of PennDOT-owned land in Chalfont, Bucks County

• Chalfont Site is located in Central Delaware Watershed

• West Branch Neshaminy Creek and tributaries

• Sewer Easements

• Existing Wetlands being delineated – Mapping to be provided

• PNDI shows no potential conflicts
P3 PROCUREMENT AND NEXT STEPS

Alan Williamson, PE, Senior Project Manager, HNTB

Katherine Peters, Director, Bureau of Equal Opportunity
PROCUREMENT AND NEXT STEPS

• Request for Qualifications (*now*)
  o Teams will be shortlisted
  o Shortlisted teams will participate in proposal phase

• Request for Proposals
  o Draft RFP issuance
  o One-on-one meetings

• Diverse Business Participation

• Next Steps and Schedule
## P3 PROJECT SCHEDULE

<table>
<thead>
<tr>
<th>Activity</th>
<th>Date</th>
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<tbody>
<tr>
<td>Additional Mitigation Site Visit</td>
<td>January 8, 2019</td>
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<tr>
<td>Deadline for Written Questions on Request for Qualifications (RFQ)</td>
<td>January 9, 2019</td>
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<tr>
<td>Additional Mitigation Site Visit (Snow Date)</td>
<td>January 15, 2019</td>
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<tr>
<td>Department Response to Questions (Project Website)</td>
<td>January 30, 2019</td>
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<tr>
<td>Statement of Qualifications (SOQ) Due Date</td>
<td>February 19, 2019</td>
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<tr>
<td>Department Announces Short-Listed Proposers</td>
<td>March 28, 2019*</td>
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*anticipated
QUESTIONS

Public-Private Transportation Partnerships Office

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