Rapid Bridge Replacement Project

Industry Forum
November 6, 2013

www.P3forPA.com
Agenda

- P3 Program Overview
- Rapid Bridge Replacement Project Summary
- Identification, Screening and Selection of Bridges
- Transaction Structure and Procurement Process
- Next Steps
P3 Program Overview
PennDOT P3 Office

Secretary

P3 Office

Administration
Safety
Planning
Highways
Public Transport, Aviation, Ports, Rail

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Steering Committee

Purpose: Provide policy and procurement guidance and technical expertise to the P3 Board

Membership includes:
- Secretary of Transportation
- Deputy Secretaries
- Office of Chief Counsel / General Counsel
- Secretary of Budget
- Secretary of Policy & Planning / Governor’s Office
- Project-specific members
P3 Transportation Partnership Board

Purpose: To approve potential Public-Private Transportation Projects for procurement

Appointed Members:
- Barry Schoch, Secretary of Transportation (Chair)
- Charles Zogby, Secretary of Budget
- Nicholas DeBenedictis, Aqua America Inc. (Gov.)
- Michael Murchie, M&T Bank (Senate Maj.)
- Ryan Boyer, Laborers District Council of Phila (Senate Min.)
- Ronald Drnevich, formerly of Gannett Fleming (House Maj.)
- Hon. Steve Santarsiero, PA House (House Min.)
PennDOT P3 Program

Act 88 Signed into Law (Jul. 2012)

P3 Office Established (Aug. 2012)

Board Approves Guidelines (Jan. 2013)

P3 Board Approves First Projects (Jan. 2013)

P3 Office Completes Advisory Team (Sep. 2013)
Active Projects

- Solicited:
  - 511 Traffic and Traveler Information – **Bid Awarded**
  - Sponsorship & Advertising Program – **Proposals Submitted**
  - Rapid Bridge Replacement – **Board Approved**
  - Train Station Redevelopments – **Under Development**

- Unsolicited:
  - Wireless Telecom Partnerships – **Board Approved**
  - APRAS (Hauling Permit System) – **Board Approved**
Rapid Bridge Replacement
Project Summary
Progress To Date

- Project Goals and Objectives Analysis
- PennDOT Initiates Project Development
- Initial Bridge Screening and Validation
- P3 Steering Committee Recommendation
- P3 Board Approval (Sep. 27, 2013)
Project Goals & Objectives

- Accelerate replacement of Structurally Deficient (SD) bridges
- Maximize efficiencies / economies of scale to deliver more bridges
- Minimize impact on traveling public
- Improve system connectivity and mobility for commerce
- Reduce negative impact of SD bridges statewide
- Allocate risks to the parties best able to manage them
Bridge Selection

- Structurally Deficient
- Full Replacements
- Multi-Spans and Single Spans
- Geographically Diverse / Statewide
■ More than 2,000 bridges screened

■ Over 900 eligible bridges

■ Ranked and Prioritized
  – Critical Structures
  – Minimal ROW / Environmental / Utility Concerns
  – Ready for Construction in 2015 and 2016

■ Bridge Database Validation
The Project

- Availability Payment / Not Tolls: State will make performance based payments
- Term of 25 – 35 years
- Design, Build, Finance and Maintain (DBFM)
- 200 – 300 Bridges
  - Average Cost: $2.1 million
  - Average Age: 50+
- Begin Design and Construction in early 2015
- Available Funding to Determine Additional Packages / Bridges Added to the Project
Identification, Screening and Selection of Bridges
Project Identification

- Pennsylvania is a large and geographically diverse state
- 31,000+ State and Local bridges
- 1,600+ SD bridges have already been replaced
- 4,350+ SD bridges are still remaining
- Bridges under consideration for P3 Project
  - 1,000+ bridges
  - Bridge demographics: Age, Spans, Length, Lanes, Traffic (ADT), RR & Water, Sufficiency Rating, Environmental Impact Proximity

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4,350+ Structurally Deficient Bridges
900+ Bridges Under Consideration
PennDOT Bridge Database

- Over 100 columns of data for each bridge
- Over 2,000 bridges/rows of data taken to Districts
- Resulting in 1,000 bridges on a consideration listing
- Identified key criteria to use for screening
- Combined criteria to develop three goals
- Combined criteria to identify two key factors
- Review of the bridge demographics/features

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Project Goals and Key Factors

**Project Goals:**
- Largest Number
  - Number of bridges replaced
- Best Value
  - Maximize use of available funding
- Greatest Impact
  - Benefit a high number of users

**Key Factors:**
- P3 Readiness
  - Minimal utility and Right of Way concerns
- Environmental Readiness
  - Limited impacts
Screening and Selection Process

Step 1: Review of PennDOT Bridge Database

Step 2: Develop Bridge Database and Apply P3 Criteria for Sorting

Step 3: Perform Field and Desk Audits to verify accuracy of information in Bridge Database

Step 4: Identify bridges to be included in Bridge Project
Age
Spans – Single
Length – Short
Deliverability

Considerations:

- Minimal changes to existing alignment
- Maintain existing profile
- Standardized structures
- Bundled implementation

Limited impacts to:

- Utilities
- Waterway
- Environmental Resources
- Railroad
- Traffic
- ROW
Environmental Considerations

- Archeological Resources
- Support Wild Trout Production
- Storage Tank
- Wilderness Trout Streams
- FEMA/PEMA Hazard Mitigation
- Wild Trout Ch. 93 HQ/EV Designated Use
- 100-Year Floodplain
- Historic Properties
- Act 167 Watersheds
- Class A Wild Trout Streams
- State Parks
- Statewide Trails
- Protected Lands

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Sample Bridge Type
Length – Short
Lanes – Two Lanes
Water Crossings
Low Clearance
To Do List

- Preliminary Engineering, Right of Way, Environmental and Geotech
- Develop Performance Based Technical Provisions
- Coordinate with Local Stakeholders
- Coordinate with Local Resource Agencies
- Fine tune project prioritization
  - Indicative list including locations by end of the year
  - The “Final” List prior to Draft RFP (Q2 2014)
Transaction Structure and Procurement Process
PennDOT Capital Program

2011-12 Revenue

$7.802 billion from 16 sources, including:

- Motor License Fund Non-Restricted: $2.540 billion
- Federal Funds Highways: $1.466 billion
- Motor License Fund Restricted Highways: $894 million

Budget Highlights

- $6.167 billion allocated to PennDOT’s ongoing needs
- $914 million allocated to debt service and other agencies
- 80% of funds for highway related programs
- $1.550 billion capital construction funds for CY 2014

The Project is manageable within PennDOT’s overall capital program

Source: PennDOT 2012 Annual Report

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Rapid Bridge Replacement Procurement

- Availability Style DBFM Procurement
  - PennDOT payments subject to appropriation
- 25-35 year term (to be determined)
- Opportunities for Innovation
- Performance-based proposal requirements
  - Includes preventative capital maintenance and lifecycle costs
- Important procurement features
  - Construction commencement in 2015
  - Interim and final completion targets
- Potential alternatives
  - Lowest Maximum AP for a Given Number of Bridges
  - Greatest Number of Bridges for a Given Affordability Limit

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Transaction Structure

PennDOT

Availability Payments

Shareholders
- Dividends
- Equity

Developer
- Debt Service
- Debt
- Fees
- Payment

Lenders

Maintenance

Design Build Contractor

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Issues Under Consideration

- Detailed Risk Allocation
- Performance Based Maintenance Responsibilities
- Proposal Stipends
- Proposal Security
- Data Room Development
- Proposal Pricing Commitments
- Alternative Financial Concepts
- Milestone Payments
- Maximum AP Indexation
- Handback Requirements
Next Steps
## Procurement Schedule

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<tr>
<th>Milestone</th>
<th>Date</th>
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<tbody>
<tr>
<td>Issue RFQ</td>
<td>December 2013</td>
</tr>
<tr>
<td>RFQ Due Date</td>
<td>Mid Q1 2014</td>
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<tr>
<td>Shortlist / Issue Draft RFP</td>
<td>Late Q1 2014</td>
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<tr>
<td>Issue Final RFP</td>
<td>Late Q2 2014</td>
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<tr>
<td>Proposal Due Date</td>
<td>Late Q3 2014</td>
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<tr>
<td>Select Preferred Proposer</td>
<td>October 2014</td>
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<tr>
<td>Commercial Close</td>
<td>December 2014</td>
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