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# **Texas Department of Transportation & Public-Private Partnerships**



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San Antonio Mobility Initiative Office  
Texas Department of Transportation

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# SH 130

## “Comprehensive Development Agreement” (CDA)

- **Why a CDA?**
- **Project Overview**
- **The Developer**
- **Project Financing**
- **How Does TxDOT handle Project Oversight?**
- **SH 130 Major Project Management Plan**
- **Project Hand Back**
- **Current Project Status**
- **Other CDA's in Texas**

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# **State Highway 130** **Segments 5 & 6**

**A PPP project of the Texas Department of Transportation and is the State's first highway to be developed under a Comprehensive Development Agreement.**

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# Comprehensive Development Agreement (CDA)

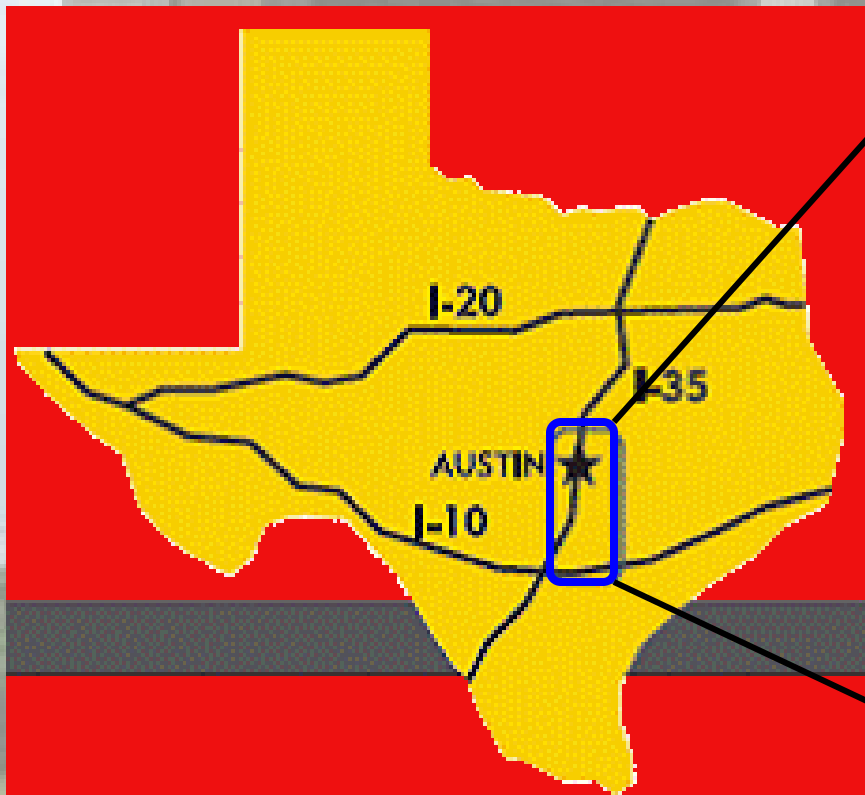
- **Similar to Design-Build**
  - Design
  - ROW Acquisitions
  - Utility Adjustments
  - Construction
  - QC/QA for Design & Construction
  - Public Outreach
- **Includes Operation and Maintenance of the facility**
- **Includes financing**
- **50 year Long Term Lease**

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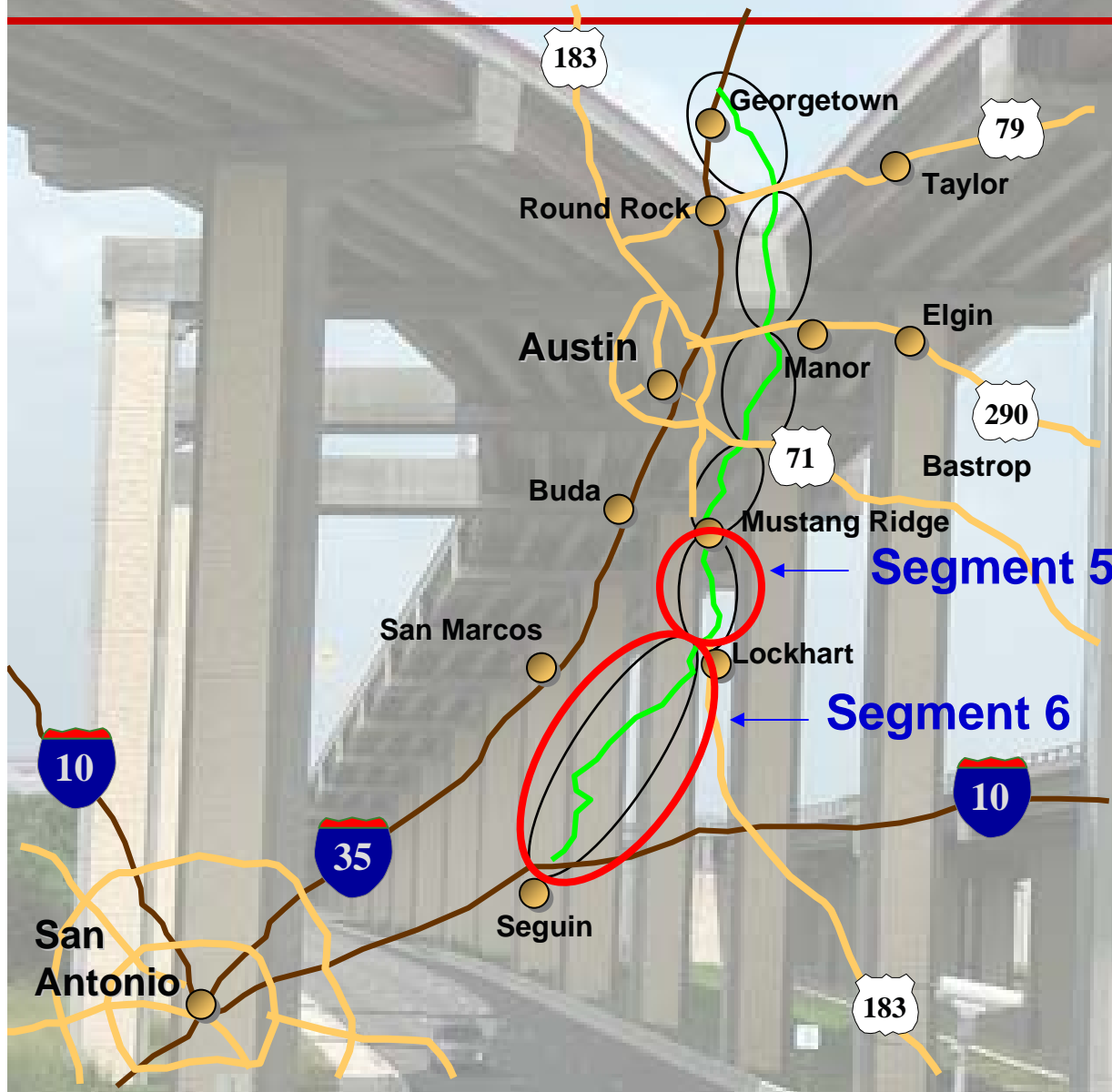


# Texas

## SH 130



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## SH 130 Overview

- \$ 1.37 Billion
- Total: 91 Miles
- **Segments 5 & 6:**  
40 Miles
- Six Segments
- 4-Lane, Divided,  
Controlled-Access,  
Turnpike
- 103' Median
- Discontinuous 2-  
Lane Frontage Roads
- 8 Major Interchanges

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## **The Developer**

**The SH 130 Concession Company, LLC is a company formed by Cintra and Zachry American Infrastructure that works in collaboration with the Texas Department of Transportation.**



## **Developer Responsibilities**

- **SH 130 CC is responsible for the design and construction of the facility. Contracted the work to a Design-Build firm.**
- **SH 130 CC responsible for the ROW acquisition. All land will be purchased in the name of the State of Texas. TxDOT approves acquisition packages prior to making the offer**
- **Developer responsible for operations and maintenance of the facility**

## **Project Financing**

- **\$1.37 Billion – including ROW acquisition, utility relocation, improvements to connecting streets/roads and construction.**
- **All cost responsibility of Developer. (SH 130 Concession Company, LLC )**
- **Upfront Concession Fee of over \$25 million**
- **Revenue Sharing Net Present Value \$750 million**

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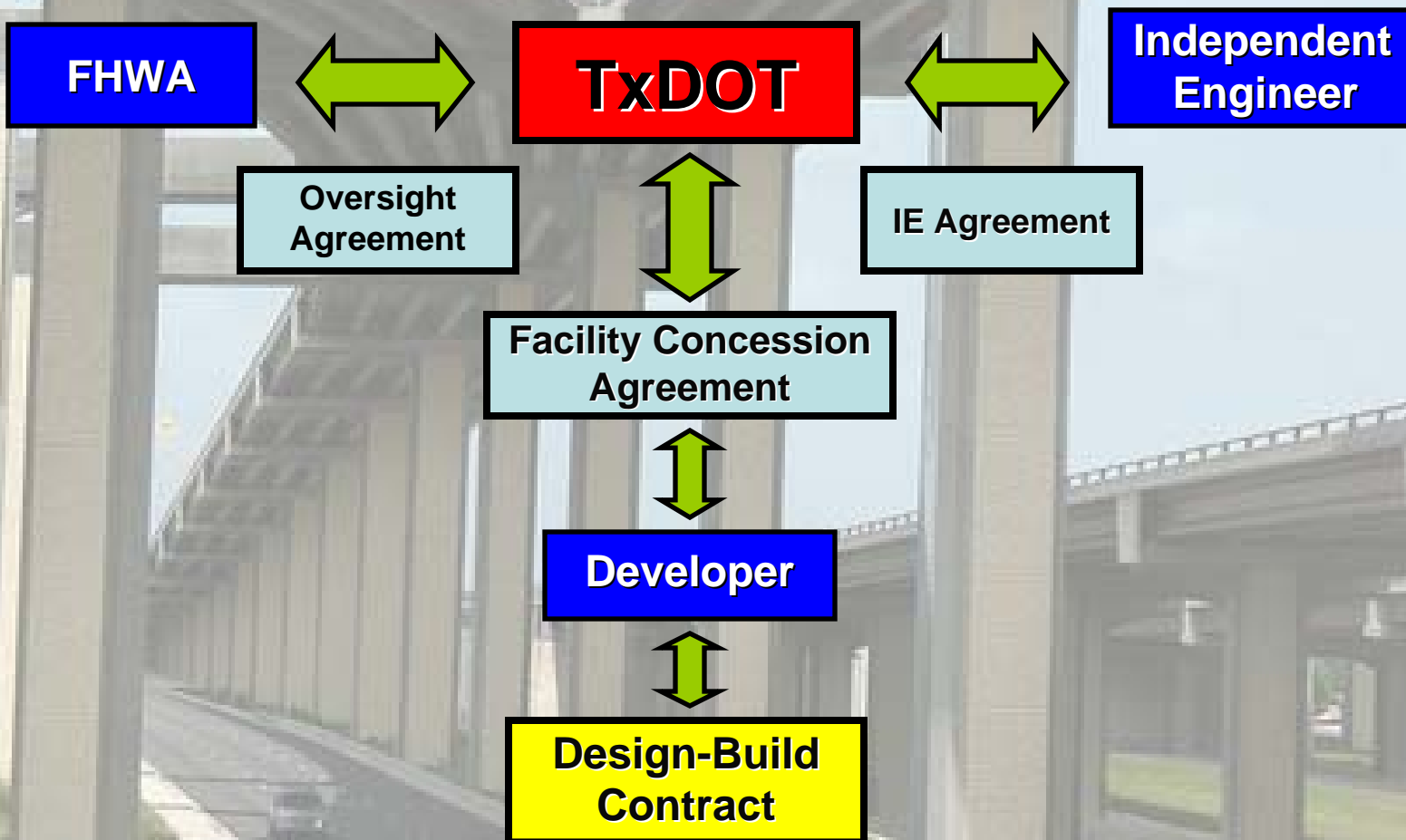
# How does TxDOT Handle Project Oversight?



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# Project Oversight



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# **Facility Concession Agreement**

**The FCA Sets forth the rights and responsibilities of the SH 130 CC and TxDOT with respect to development, design, construction, financing, operation (including toll collection), and maintenance of the SH 130 Segments 5 & 6.**

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## **Independent Engineer**

**Engaged jointly by TxDOT and the SH 130 CC to assist them with fair & objective oversight & administration of the Facility Concession Agreement and Work.**

## **Facility Management Plan (FMP)**

- **Developed by SH 130 CC, the FMP establishes all procedures, processes and quality management systems to ensure compliance with the FCA.**

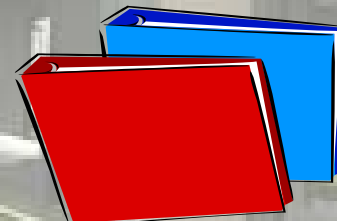
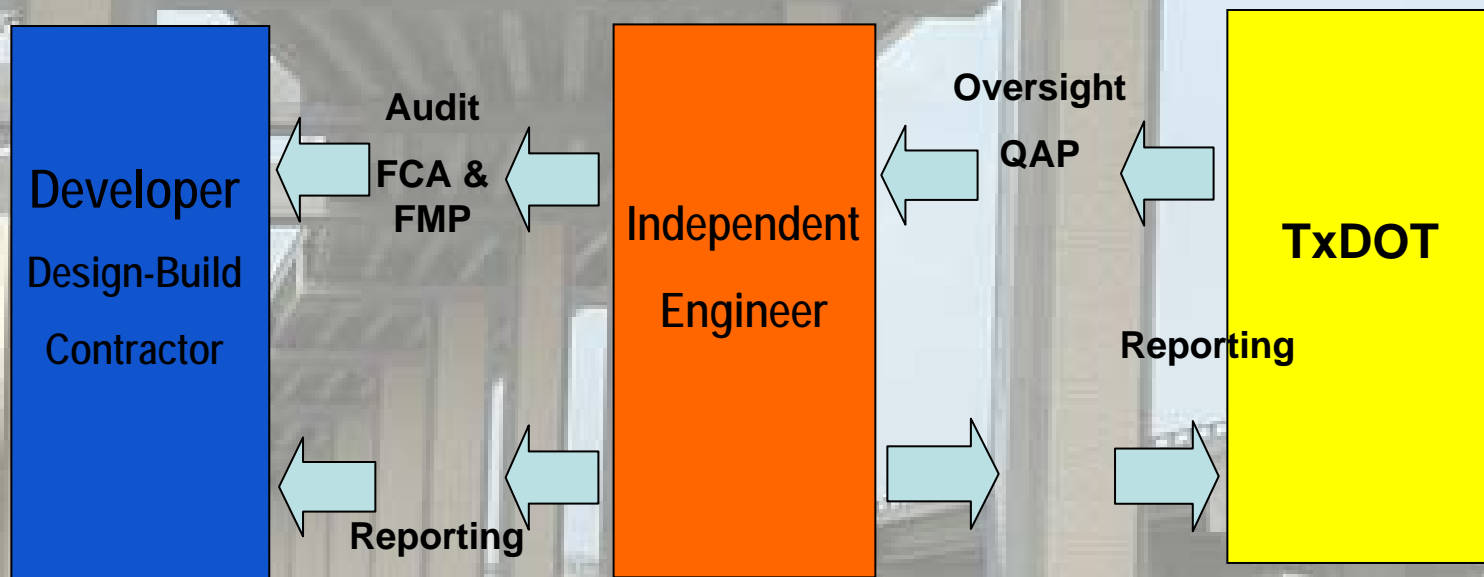
### **Overall structure includes:**

- **Quality Management Plan**
- **Right of Way**
- **Design**
- **Operations and Maintenance (O&M)**
- **Construction**
- **Comprehensive Environmental Protection Program**
- **Public Information and Communications Plan**

## **Quality Assurance Plan (QAP)**

- **Developed by the Independent Engineer. Provides a means of relating specific requirements of the project, to work methods and practices that support the delivery of IE services.**
- **The QAP will address monitoring and reporting frequencies, levels of staffing, and other duties consistent with the IE scope of work and the FHWA oversight agreement.**

# Monitoring, Audit and Reporting Relationships



	<b>Independent Engineer</b>
<b>Contract Compliance</b>	<ul style="list-style-type: none"><li>✓ Monitor compliance with FCA and the approved FMP</li><li>✓ Assist TxDOT with contract administration</li><li>✓ Independent report on FMP status</li></ul>
<b>Submittals</b>	<ul style="list-style-type: none"><li>✓ Comment in Accordance with Review Procedure</li></ul>
<b>Quality</b>	<ul style="list-style-type: none"><li>✓ Regular audit of Developer</li><li>✓ Occasional audit by physical inspection</li><li>✓ Independent report on quality</li><li>✓ Increased audits as required (Audits continue through O&amp;M)</li><li>✓ Conduct Owner Verification Testing (OVT)</li></ul>
<b>Noncompliance</b>	<ul style="list-style-type: none"><li>✓ Independent report on noncompliance</li><li>✓ Verify completion of cure</li></ul>
<b>Change</b>	<ul style="list-style-type: none"><li>✓ Independent report on estimate of impacts to cost and, schedule and Toll Revenue</li></ul>

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<b>Capacity Improvements</b>	<b>✓Independent report on Capacity Improvements</b>
<b>Default</b>	<b>✓Independent report on default events ✓Increase level of oversight ✓Independent report on remedial plan</b>
<b>Safety</b>	<b>✓Monitor and inspect ✓Independent report on performance of Safety Compliance Order</b>
<b>Schedule</b>	<b>✓Independent report on schedule (monthly) ✓Insp. and report on Subst. Completion, Service Comm. and Final Acceptance</b>
<b>Renewals</b>	<b>✓Independent report on Renewal Work Schedule</b>
<b>Compensation</b>	<b>✓Independent advice on compensation</b>

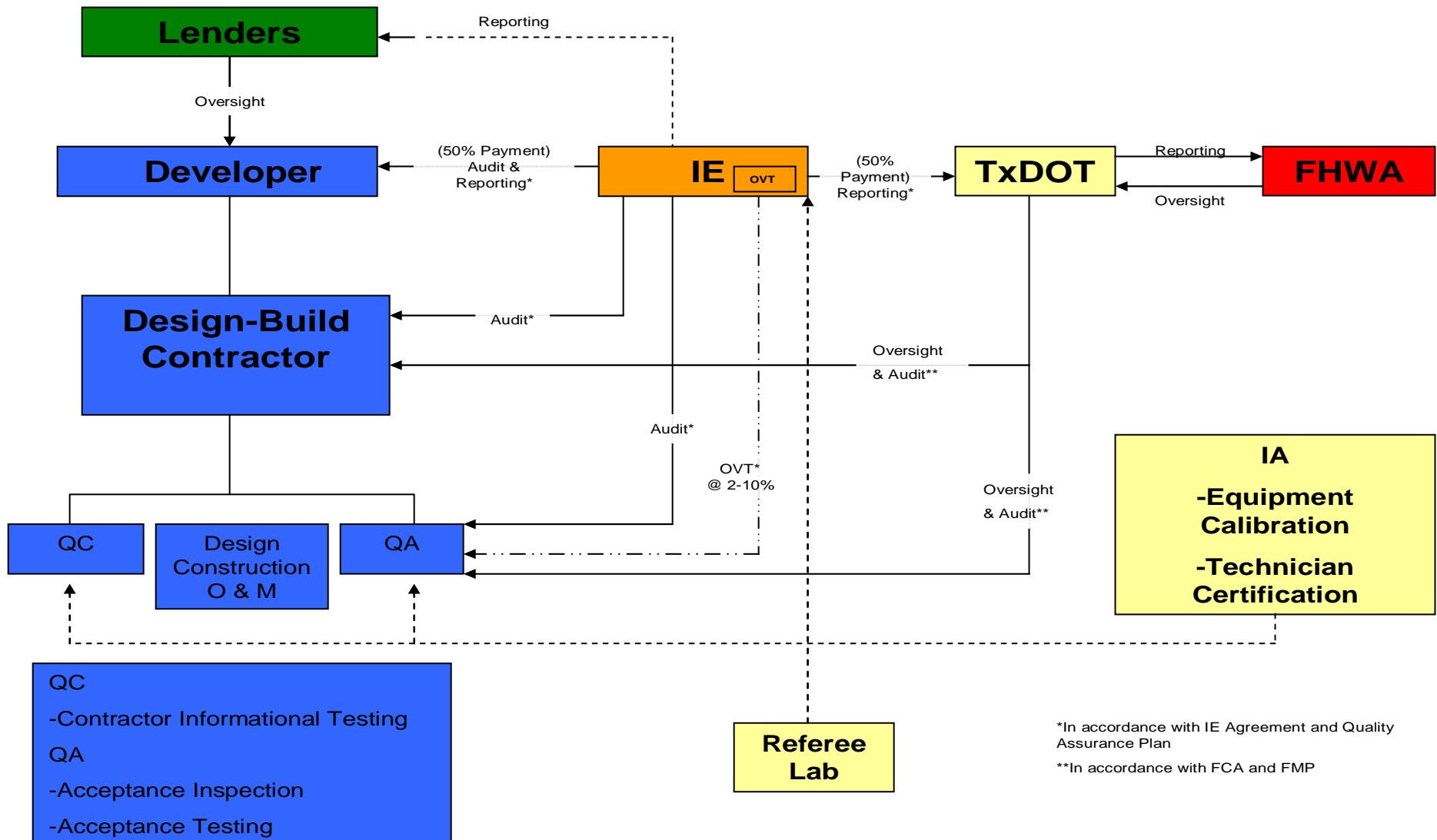
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**SH 130 Major Project**  
**Management Plan**

**Quality Management  
and  
Oversight Arrangements**

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**And at the end of the 50 year lease.....**

- **Specific hand back requirements**
- **Residual life**
- **Useful Life**

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## ***Current Project Status***

- **Right Of Way acquisition continues**
- **Construction to start in Spring 2009**
- **Project completion by 2012**

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***Other CDA(PPP) Projects in Texas...***

- **North Tarrant Express- Over \$2 Billion in improvements on IH 35W and I 820.**
- **New LBJ- Approx. \$1.5 Billion in improvements on I 635**

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***Questions?***

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