



# **I-285/SR 400 Improvement Project: ARC Briefings**

Georgia Department of Transportation

February 5, 2016

Transportation Coordinating Committee



# Agenda

- Project Overview
- Project Status
- Project Schedule
- Questions

# Project Overview



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# Project Overview

## Background

- Priority for metro Atlanta region
- Reduce traffic congestion and improve safety
  - Improvements to I-285/SR 400 Interchange
  - Improvements to approaches
- Benefit from existing assets
  - revive285 environmental studies
  - SR 400 environmental approval & acquired right-of-way

# Project Overview

## Background

- Design-Build-Finance (DBF) delivery method
  - Maximize use of available funding
    - Some payments through construction period
    - Private financing beyond the construction period
  - Accelerate delivery
  - Utilize innovative construction and MOT methods
  - Minimize impacts to traveling public

# Project Overview

## Scope

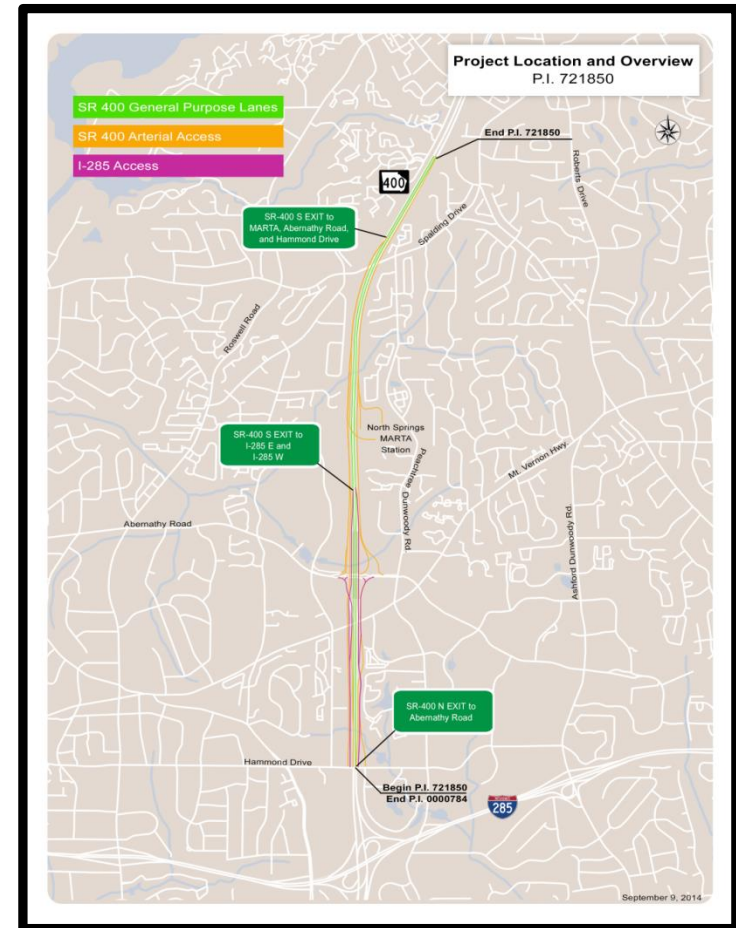
- P.I. # 0000784
  - EB and WB CD lanes - Roswell Rd to Ashford-Dunwoody
  - NB and SB CD lanes – Glenridge to Hammond
  - Reconstruct ramps and bridges through the SR 400 interchange
  - Construct shared-use path in SE quadrant



# Project Overview

## Scope

- P.I. # 721850-
  - NB and SB CD lanes - Hammond to north of Spalding
  - Replace Mt. Vernon overpass
  - Convert Abernathy Rd. interchange to a Diverging Diamond Interchange (DDI)



# Project Overview

## Scope

- Technical provisions for DBF project procurement
  - P.I. # 0000784 – I-285/SR 400 Interchange
    - New EA/FONSI approved May 19, 2015
    - GDOT acquire “core” ROW by December 31, 2016
    - Developer will acquire “outside” ROW
  - P.I. # 721850- – SR 400 Collector-Distributor Lanes
    - Re-evaluation of EA/FONSI approved on May 21, 2015
    - GDOT acquire all remaining ROW by June 30, 2016
- DBF project construction under P.I. # 0013546





# Project Status

## Procurement

- **Open until after financial close**
- Apparent Best Value Proposer
  - Announced on December 10, 2015
  - **North Perimeter Contractors (NPC)**
    - **Contractor** - Ferrovial Agroman US Corp
    - **Engineers** - Louis Berger Group (70%), Neel-Schaffer (30%)
    - NPC has International and United States experience
  - Bid Amount - **\$459,949,588**

# Project Status

## Procurement

- Programmed Total Project Cost - **\$1.058 million**
  - Estimated Payments to Developer - \$838 million
    - During Construction - \$337 million (to 2020)
    - Developer Financing - \$501 million (2020 to 2025)
  - Estimated Agency & Right of Way Costs - \$220 million
- NPC's bid saves more than \$200 million in total project payout



# Project Status

## Procurement

- Actual Total Project Cost - **\$803 million**
  - DBF Contract Amount/Payments to Developer - \$460 million
  - Agency Costs - \$97 million
  - Right of Way Cost - \$148 million
  - Various Contingencies - \$97 million
- Final payment sooner than anticipated 2025
- Cost savings will be recognized at the end of the project



# Project Schedule

Commercial Close	February 8, 2016
Financial Close	April 8, 2016
NTP 1 (Design)	April 11, 2016
GDOT RW Acquired 721850-	June 30, 2016
GDOT RW Acquired 0000784	December 31, 2016
NTP 2 (Construction)	Late 2016
Construction complete	Mid 2020

# I-285 and SR 400 Improvement

## Questions?