



**I-285/I-20 EAST INTERCHANGE PROJECT INFORMATION**

**Disclaimer:**

Please be advised that the information provided in this document is preliminary and is provided for informational purposes only. All final scope requirements and other pertinent information and requirements concerning the I-285/I-20 East Interchange Project (**Project**) will be included in the Request for Proposals (**RFP**).

**1. INTRODUCTION**

The Georgia Department of Transportation (**GDOT**) intends to issue a Request for Qualification (**RFQ**) on July 1, 2020, for solicitation of statements of qualifications (**SOQs**) from proposers desiring to design, construct, and finance the Project.

This document provides high-level information regarding the Project.

1	<b>SRTA and GDOT Relationship</b>	<p>The Project agreement will be entered into by the awarded Developer and the State Road and Tollway Authority (<b>SRTA</b>), with GDOT acting as SRTA's agent.</p> <p>SRTA and GDOT will enter into various agreements including an Intergovernmental Agreement, whereby GDOT will be designated to serve as agent and manager of the Project for SRTA. Additional details regarding the respective responsibilities of SRTA and GDOT with respect to the Project will be provided during the RFP phase of the procurement, however some key responsibilities include:</p> <ul style="list-style-type: none"> <li>• SRTA is required to make payments to the Developer;</li> <li>• SRTA is required to cause GDOT to obtain certain key permits and enter into agreements with certain third parties in order to undertake the Project; and</li> <li>• GDOT is required to acquire certain right of way, provide access to such right of way to SRTA.</li> </ul>
2	<b>Funding and Financing</b>	<p>It is anticipated that the awarded Developer will finance a portion of the construction and SRTA will make payments to the Developer in accordance with the project agreement taking into account the timing and availability of public funds.</p> <p>The payment structure is anticipated to include available programmed funds to the Developer during the construction period and post substantial completion. It is currently anticipated that Developer financing will be repaid no later than four to five years following construction.</p>



3	<b>Payment for Work Product</b>	In exchange for the right of GDOT to use, in its sole discretion, a shortlisted proposer's work product, GDOT anticipates offering a payment for work product pursuant to the P3 Rules of the State Department of Transportation and in accordance with the RFP. Any payments for work product are not intended to reimburse a shortlisted proposer for the costs of preparing a proposal.
4	<b>Performance and Payment Security</b>	The Developer will be required, pursuant to O.C.G.A 32-2-80, to provide or cause its contractors to provide payment and performance bonds in accordance with the project agreement requirements. The security requirements for the Project will be further detailed in the RFQ and RFP phases.
5	<b>DBE Goal</b>	The Developer will be required to comply with State and Federal DBE program requirements. Further details on the DBE goal for the Project will be provided during the RFQ and RFP phases.
6	<b>Quality Management</b>	<p>The Developer will be required to produce a Project Management Plan (<b>PMP</b>) that will set forth the Developer's approach to development, management and quality for the design and construction of the Project. The Developer must also provide a Project Chief Engineer, who will be responsible for supervision and the quality for all plans, specifications, calculations, and reports for design changes during the Design &amp; Construction period.</p> <p>Design and Construction Phase: The Developer will provide and implement a quality management plan, which must comply with the standards and specifications set out in the technical provisions. The Developer shall retain the services of an independent Design Quality Assurance Firm (DQAF), responsible for the quality assurance program for all design and professional services and performing independent quality assurance reviews of design and professional services submittals.</p> <p>The Developer shall retain the services of an independent Construction Quality Acceptance Firm (CQAF), responsible for the quality assurance program during the construction phase of the Project including performing independent inspection and testing.</p>
7	<b>Maintenance</b>	The Developer will be responsible for maintenance of the Project from construction notice to proceed through final acceptance for the Project.
8	<b>Environmental</b>	<p>The National Environmental Policy Act (NEPA) environmental document is currently being prepared and is anticipated to be approved in CY2021 Q1.</p> <p>GDOT is performing early coordination with resource agencies and stakeholders.</p> <p>The Developer will be required to ensure that all work is performed in accordance with all under all applicable environmental laws and the environmental approvals, including NEPA approval.</p>

9	<b>Geotechnical</b>	<p>The Developer will be responsible for developing and obtaining all necessary geotechnical investigations and reports for the Project.</p>
10	<b>ITS/NaviGator</b>	<p>The Developer will design and construct the GDOT ITS, communications network, power, structures, and other required elements within the Right-of-Way required to accommodate the Project.</p> <p>Upon successful testing and acceptance by GDOT, the Developer will be required to hand over ITS components/equipment. The Developer shall coordinate with the GDOT ITS services integrator for testing coordination and acceptance.</p>
11	<b>Utilities</b>	<p>GDOT is authorized to pay or participate in the costs associated with the removal, relocation, or adjustment of utility facilities necessary to accommodate this Project. Refer to Code Section 32-6-170 of the Official Code of Georgia Annotated, for further information.</p> <p>GDOT will provide SUE QL-B information.</p> <p>The Developer will be responsible for coordinating and/or relocating all affected utilities or obtaining no-conflict letters from all utility owners. GDOT will have the right to approve all utility adjustments.</p> <p>The Developer will be responsible for all utility adjustment work, whether incurred by the utility owner or the Developer, excluding betterments and all other costs for which the utility owner is responsible under applicable law, utility adjustment agreements or any Utility MOU. The Developer will be responsible for collecting all amounts owed by utility owners. GDOT will obtain executed Memorandums of Understanding (each an MOU) from each utility owner and these will be included in the RFP.</p> <p>The Developer will conduct, within a certain period (as defined in the RFP) following the notice to proceed, investigations to identify any utilities not shown on the SUE plans and the Developer may be entitled to a relief and/or compensation event with respect to any required relocation of such utilities.</p>

12	<b>Right of Way</b>	<p>GDOT anticipates that Developer will be required to perform certain ROW acquisition services. GDOT is currently pursuing early acquisition of certain parcels of the required ROW by financial close. Additional details regarding the ROW acquisition scope of work will be identified in the RFP.</p> <p>Consistent with past projects, the Project ROW will be categorized as follows:</p> <ul style="list-style-type: none"> <li>• <i>State Proposed / State Acquired ROW</i> – GDOT/SRTA has acquired or proposes to acquire such Project ROW by the dates to be specified in the project agreement. GDOT will be the sole owner of the fee title to such locations and SRTA will have a lessee’s interest in the property.</li> <li>• <i>State Proposed / Developer Acquired ROW</i> – Properties GDOT was unable to obtain by financial close but are required for the Project. The Developer will be responsible for obtaining, in the name of GDOT, all such properties but GDOT may assist the Developer to acquire such properties, as reasonably necessary. GDOT will pay for State Proposed / Developer Acquired ROW. Subject to specific exceptions identified in the project agreement, the Developer will be responsible for payment of all acquisition services.</li> <li>• <i>Developer Proposed / Developer Acquired ROW</i> – Properties for which rights of entry and other real property rights, including temporary rights of way and rights of entry, have been identified by the Developer as being desirable for the Project. The Developer will be responsible for obtaining, in the name of GDOT, all such properties at Developer’s cost.</li> </ul>
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2. **SCHEDULE OF EVENTS:**

The following schedule represents GDOT’s best estimate of the procurement schedule. All times indicated are prevailing times in Atlanta, Georgia. GDOT reserves the right to adjust the schedule as it deems necessary or appropriate.

<b>SCHEDULE OF EVENTS</b>	
GDOT issues Notice of Intent to Advertise (NOIA)	04/13/2020
Industry Forum – Pre-recorded virtual presentation	05/13/2020
Industry one-on-one meetings – via Secured WebEx	05/13 – 05/15/2020
GDOT issues Request for Qualifications (RFQ)	07/01/2020
Deadline for submission of Statement of Qualifications (SOQ)	09/03/2020
GDOT issues the Notice to Shortlisted Proposers	10/27/2020
GDOT issues Draft RFP #1 to the Shortlisted Proposers	11/2020
GDOT issues Draft RFP #2 to the Shortlisted Proposers	01/2021
GDOT issues RFP Final to the Shortlisted Proposers	03/2021
Receipt of Proposals from Shortlisted Proposers	Q3 2021
GDOT Developer Selection	Q3 2021
Commercial Close	Q4 2021
Financial Close; GDOT issues Notice to Proceed	Q4 2021 / Q1 2022