



PROJECT INFORMATION

Project: I-75 Commercial Vehicle Lanes (CVL)

Project Identification No.: 0014203

PLEASE NOTE: GDOT IS SOLICITING DESIGN, BUILD, FINANCE, AND MAINTENANCE SERVICES FOR THE PROJECT. FOR ANY TEAM SEEKING TO BID ON AND/OR PERFORM WORK ON GEORGIA DEPARTMENT OF TRANSPORTATION (GDOT) PROJECTS CERTAIN TEAM MEMBERS (INCLUDING THE LEAD CONSTRUCTION CONTRACTOR AND LEAD ENGINEER) MUST BE PREQUALIFIED OR REGISTERED, AS APPLICABLE, WITH GDOT. SEE THE FOLLOWING FOR MORE INFORMATION: <http://www.dot.ga.gov/PS/Business/Prequalification>

Disclaimer:

The purpose of this document is to provide notice of a pending advertisement for the Project. The information presented herein, is preliminary and provided for informational purposes only. Additional details, requirements and other pertinent information concerning the Project will be included in the Request for Qualifications (**RFQ**) and Request for Proposals (**RFP**). The advertised bid documents shall supersede this Project Information Sheet and accompanying Notice of Intent to Advertise.

1. INTRODUCTION

The Georgia Department of Transportation (**GDOT**) intends to issue a Request for Qualifications (**RFQ**) for solicitation of Statement of Qualifications (**SOQs**) for the design, construction, maintenance, and financing of the Project.

This document provides high-level information regarding the Project.

1	SRTA and GDOT Relationship	<p>State Road and Tollway Authority (SRTA) and GDOT will enter into various agreements including an Intergovernmental Agreement. The respective responsibilities of SRTA and GDOT for the Project will be described in greater detail in the Intergovernmental Agreement and the agreement entered into by and between SRTA and the Developer (the "Project Agreement"), however some key responsibilities include:</p> <ul style="list-style-type: none"> • SRTA is required to make payments to the Developer; • GDOT is required to obtain certain key permits and enter into agreements with certain third parties in order to undertake the Project; • GDOT is required to acquire certain right of way (ROW), and provide access to such ROW to SRTA; and • GDOT will be designated and serve as the agent for SRTA and manager for the Project.
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2	Funding and Financing	<p>It is anticipated that certain payments will be made to the Developer during construction in the form of progress payments. The remainder of the project costs will be funded through Developer financing.</p> <p>SRTA will make availability payments to the Developer in accordance with the Project Agreement taking into account the timing and availability of public funds. Availability payments will be subject to a performance-based deductions regime under the Project Agreement.</p> <p>It is anticipated that each proposer will be required to provide financing commitments as part of its financial proposal.</p>
3	Payment for Work Product	<p>In exchange for GDOT's rights to use a shortlisted proposer's work product, GDOT anticipates offering a payment for ownership of, and right to use, the work product pursuant to the P3 Rules of the State Department of Transportation. Any payments for work product are not intended to be valued as reimbursement of a shortlisted proposer's costs for preparing the work product or a proposal.</p>
4	Performance and Payment Security	<p>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.</p>
5	DBE Goal	<p>The Developer will be required to comply with GDOT and Federal DBE program requirements.</p>
6	Quality Management	<p>The Developer will be required to prepare and implement a Project Management Plan (PMP) 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 coordinating issues regarding engineering work, coordinating the design integration into the Construction Work, and examining whether construction processes support the intent of the design.</p> <p>The Developer will be required to implement a Developer Quality Program and shall be required to retain the services of one or more Independent Quality Firms (IQFs) who will perform independent quality assurance functions regarding the design and construction work.</p> <p>The performance of independent quality assurance by the IQFs will not relieve Developer from its obligations to implement the Developer Quality Program and perform Quality Management.</p>
7	Design and Construction Period Maintenance	<p>The Developer will be responsible for maintenance of the Project from construction notice to proceed through substantial completion of the Project.</p>

7a	Post-Construction Maintenance	<p>The Developer will be responsible for the post-construction maintenance of the Project for a fixed term of 35 years following substantial completion of the construction work for the Project. The maintenance limits post construction may differ from the maintenance limits during construction.</p> <p>Maintenance responsibilities during the post-construction maintenance phase will encompass both routine and major capital maintenance works.</p>
8	Environmental	<p>The National Environmental Policy Act (NEPA) environmental document is anticipated to be an Environmental Assessment (EA) and is currently being prepared. GDOT is anticipated to have a decision in Q3 CY 2022.</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 applicable environmental laws and the environmental approvals, including NEPA approval.</p>
9	Geotechnical	<p>The Developer will be responsible for developing and obtaining all necessary geotechnical investigations and reports for the Project.</p> <p>Any geotechnical borings acquired by GDOT will be made available as Reference Information Documents.</p>
10	ITS/NaviGator	<p>The Developer will design and construct within the ROW the GDOT Intelligent Transportation System (ITS), communications network, power, structures, and other elements required for the Project.</p> <p>Upon successful testing and acceptance by GDOT, the Developer will be required to hand over ITS components/equipment at substantial completion to GDOT. The Developer shall coordinate with the GDOT ITS services integrator for testing coordination and acceptance.</p> <p>As part of the ITS infrastructure, additional conduits and fiber may be included as part of the scope requirements.</p>

11	Utilities	<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 as Reference Information Documents.</p> <p>GDOT will obtain executed Memorandums of Understanding from each utility owner.</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 the cost of 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.</p>
12	Right of Way	<p>GDOT anticipates that Developer will be required to perform certain ROW acquisition services.</p> <p>The Project ROW will be categorized as follows:</p> <ul style="list-style-type: none"> • <i>Existing ROW</i> – Parcels of existing ROW already owned by GDOT/SRTA which will be made available to the Developer by the dates specified in the Project Agreement. • <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. • <i>State Proposed / Developer Acquired ROW</i> – Properties which GDOT anticipates to be required for the Project but will not be acquired by GDOT as State Proposed / State Acquired ROW. 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 in accordance with the procedures set out in the Project Agreement. GDOT will pay for the purchase price of State Proposed / Developer Acquired ROW. The Developer will be responsible for the cost of performing the acquisition services. • <i>Developer Proposed / Developer Acquired ROW</i> – Additional properties which 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 (both purchase price and cost of performing acquisition services). <p>GDOT will be the sole owner of all Project ROW and grant the necessary interests in the Project ROW under an estate for years.</p>



2. SCHEDULE OF EVENTS:

The following Schedule of Events represents GDOT’s anticipated procurement schedule. GDOT reserves the right, in its sole discretion, to adjust the Schedule as it deems necessary or appropriate.

SCHEDULE OF EVENTS	
GDOT issues Notice of Intent to Advertise (NOIA)	4/27/2021
Industry Forum – Pre-recorded virtual presentation	6/01/2021
Industry one-on-one meetings – via Secured WebEx	6/01–03/2021
GDOT issues Request for Qualifications (RFQ)	TBD
Deadline for submission of Statement of Qualifications (SOQ)	TBD
GDOT issues the Notice to Shortlisted Proposers	TBD
GDOT issues Draft RFP #1 to the Shortlisted Proposers	TBD
GDOT issues Draft RFP #2 to the Shortlisted Proposers	TBD
GDOT issues RFP Final to the Shortlisted Proposers	TBD
Receipt of Proposals from Shortlisted Proposers	TBD
Selection of Apparent Best Value Proposer	TBD
Commercial Close (Execution of Project Agreement and related documents by Developer and SRTA)	TBD
Financial Close; GDOT issues Notice to Proceed (NTP1)	TBD