

RE-ENVISIONING DOYLE DRIVE

# PRESIDIO PARKWAY

## Public Private Partnership Presidio Parkway Project

### CTC Meeting

August 18, 2016





## CONSTRUCTION TIMELINE & PROJECT FEATURES



# PHASE I & PHASE II TIMELINE







# Construction Overview





# Construction Overview

## Main Post Tunnels





# Construction Overview

## Battery Tunnels





# Construction Overview

High Viaducts at HWY 1 and 101 Interchange





# Construction Overview

## HWY 101 between Main Post and Battery Tunnels



# Project Update

- ▶ The Developer (GLC) reached Substantial Completion before the Contract date of September 2015
- ▶ For achieving Substantial Completion, the Developer received the \$185 million Milestone Payment
- ▶ Project successfully transitioned into the Operations and Maintenance Phase



# BASIS FOR SUPPLEMENTAL FUNDS

## ▶ Proposed Settlement:

- ◆ Parties have been working to resolve outstanding potential disputes at the lowest possible cost.
- ◆ The total amount of claims made by the GLC are in excess of \$225 million.
- ◆ The proposed settlement of \$90.1 million, includes final resolution of remaining outstanding potential disputes between the parties.
- ◆ The settlement would include the dismissal of pending litigation with prejudice.

## ▶ Contract Obligations:

- ◆ Supplemental Funds request includes contractual obligations associated with landscaping allowance work, hazardous materials management, and owner-controlled insurance of \$1 million.



# BASIS FOR SUPPLEMENTAL FUNDS

## Notices of Potential Claims (NOPC)

- ▶ NOPCs based on Design Criteria/Requirements
- ▶ NOPCs Based on 3<sup>rd</sup> Party Claims (Presidio Trust)
- ▶ NOPC Based on Administrative



# OUTSTANDING WORK ITEMS

- ▶ Main Post Tunnel Bluff
- ▶ Parking Lots
- ▶ Drainage and Street Construction
- ▶ Grading to Subgrade on Presidio Trust Land
- ▶ Final Grade and Landscaping for US 101 ROW
- ▶ Final Grade and Landscaping Outside the ROW



# PROJECT COST IMPACT

## Total 30-Year Cost – Year of Expenditure (YOE) [in millions]

	Milestone Payment	TIFIA Milestone Payment	Total Availability Payments	Risk/ Transaction Cost	Additional Costs <sup>1</sup>	Additional Landscaping <sup>1</sup>	Total YOE (30-year) Cost	NPV
CTC Approved [May 2010]	\$173.43	N/A	\$1,131.07	\$97.29	-	-	\$1,401.79	\$484.98
GLC's Bid [October 2010]	\$173.43	N/A	\$909.27	\$97.29	-	-	\$1,179.99	\$429.10
Final GLC Cost [Financial Close] CTC Approved [June 2013]	\$185.43	\$91.0	\$716.50	\$87.61	-	-	\$1,080.54	\$429.20
Updated GLC Cost [Post Fund Transfer]	\$185.43	\$91.0	\$694.48	\$87.61	-	-	\$1,058.52	\$423.80
Updated GLC Cost [Post Fund Transfer]	\$185.43	\$91.0	\$694.48	\$87.61	\$90.00	\$30.00	\$1,178.52	\$498.20

1. Additional costs to be \$55 mm on July 31 and \$35 mm on Dec 31 of 2016. Additional landscaping totals \$30 mm and paid in equal monthly payments from May 31 to Dec 31 2017.

# CONCLUSION

- ▶ Post-project analysis will be conducted to yield data-based conclusions
- ▶ Impact of combining delivery methods of a complex project
- ▶ The assumptions and the limitations of risk transfer to the Private sector
- ▶ Limitations of risk transfer and unusual complications of building without land ownership
- ▶ Assumptions and consequences of the level of contingency funds assigned to a project



# Presidio Parkway





# P3 Developer: Golden Link Concessionaire, LLC

