Beck Road Interchange
Design-Build PPP
STARs Project

WTS October 2013
• The Legislation - STAR
• The Financing – PPP (Public Private Partnership)
• The Contract – Design-Build
• Project – New Diamond Interchange on I-90
What is STARs?

- 2007 & 2008 Legislation called the State Tax Anticipated Revenue – (STAR)
- What does STAR do?
STAR – How does it work

• Uses sales tax
• The sales tax revenue generated from private development is collected and sent to the State
• State holds 60% of the tax revenue in separate account
• Revenue is used to reimburse the developer for building public transportation infrastructure that benefits both the public and the development
STAR Guidelines

- $4 million minimum investment in development
- Project $8 million minimum in tangible goods
- $35 million maximum for the transportation improvement
- Reimbursement process – Developer has to build the project before they can reimbursed & the tax has to have been collected
The Financing

- PPP – Public Private Partnership – What is it?
- How did PPP work for the Beck Rd IC?
- Who where the parties and who paid for what?
- Cost included in the project?
  - Admin
  - Design
  - Construction
  - Cost of Capital
The Contract

- To Accelerate the project, the Developer selected the Design-Build contracting method
- Experience from UT and CA
- Independent Third Party Ran the Procurement
- RFQ – August to Sept 2011
- RFP – Sept to Nov 2011
- “Best Value” Selection in late Nov 2011
- NTP in late Dec 2011
The Contract

• Contract Requirements
  – Contractor to Finance Project
  – ITD Design Requirements – Must all be met
The Project

• I-90, Beck Road Interchange
  – New Tight Diamond Interchange
  – New Pointe Parkway, Riverbend Avenue & Grassland Avenue south of I-90
  – New Pointe Parkway and Beck Road north of I-90
  – Widening of Seltice Way
Beck Road Interchange

• History
  – The Pointe Development 2005
  – Environmental Clearance (FHWA)
  – Interchange Justification Report (IJR)
  – Design - January 2012 to July 2012
  – Construction - March 2012 to Oct 2013
  – IC Open to Traffic November 22, 2012
The Pointe Development
Environmental Assessment & Interchange Justification Report

– 2007 through 2011
– Gain FHWA approval for interstate access
– Meet Post Falls Comp Plan, Meet Kootenai MPO Transportation Plan and Meet STIP
Environmental Assessment & Interchange Justification Report

Project # A010(963); Key Number 010963

October 2010

City of Post Falls
Kootenai County, Idaho

I-90 Interchange Justification Report
Prepared For:
Federal Highway Administration
&
Idaho Transportation Department

I-90 Beck Road Interchange, Kootenai County
PROJECT NO. A010(963)
KEY NO. 010963

ENVIRONMENTAL ASSESSMENT

SUBMITTED PURSUANT TO 42 U.S.C. 4332 (2) (C) AND 49 U.S.C. 303 BY THE
U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION
AND
IDAHO TRANSPORTATION DEPARTMENT
BOISE, IDAHO

Date of Approval
6/9/11
for Idaho Transportation Department
Sue Sullivan, Environmental Section Manager

Date of Approval
6/9/11
for Federal Highway Administration
John Perry, Field Operations Engineer

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Comments on this Environmental Assessment are due by July 12, 2011 and should be sent to
Michael Murray, HDR Engineering, Inc., 412 E Parkcenter Blvd, Suite 100, Boise, Idaho 83706.
BeckRuss1@hdr.com
Design

– Concept Report, IJR & EA – Starting Point
– Modified all three to match proposal design and topography
– Preliminary Design
– Final Design
– RFC Packages
– PS&E-Record Drawings
Design
– EA Re-evaluation and IJR Amendment Approved by FHWA
– All Design met ITD Design Manual and 2004 Standard Specifications and Standard Supplements
– ITD Reviewed all Design Deliverables
– City of Post Falls Reviewed all Utility and Urban Road Design Deliverables
Design

- RFC Packages
  - Right of Way Package
  - Bridge Girder Packages
  - Grading Packages: North and South
  - Retaining Wall Packages
  - Bridge Substructure Packages
  - Traffic Package
  - City Utility Packages

- PS&E: all remaining design
Design

• Right of Way
Design

– Grading
Design

Traffic

### CONTRACTOR SUPPLIED MATERIALS

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#### ITEM-656A SIGNALIZATION

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#### CONSTRUCTION

- **Design**

- **Traffic**

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**Legend**

- NOT FOR CONSTRUCTION

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**Project No.**

- 1-90, BECK RD IC, KOTENAI CO

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**Traffic Signal Materials List**

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**Material Quantities**

- **RAMP A-B & POINTE PARKWAY**

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**Advancing Women in Transportation**

- Connecticut Chapter

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**English Edition**

- Key Number 1081

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**13139**

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**LOCHNER**
Construction

– Grading
Construction

– Grading
Construction

- Girders
Construction

– Girders
Construction
– Grading and Retaining Walls
Construction

– Deck Pour
Construction

– Deck Pour
Construction
– Open For Traffic
Lessons Learned

– Third party considerations – i.e. utilities, City of Post Falls
– Right of Way – Process, ability of condemn
– Basic Configuration for Procurement – List of Wants and Betterments?
  • Property Owners
  • ITD
  • City of Post Falls