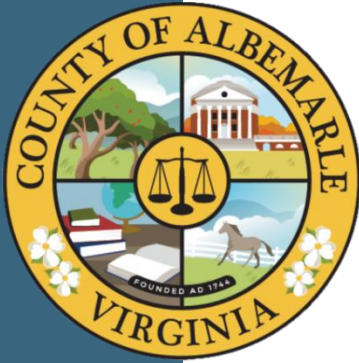


Eastern Avenue Extension Finding of Public Interest

August 7, 2024



Agenda

I. Project Background

II. Finding of Public Interest Elements

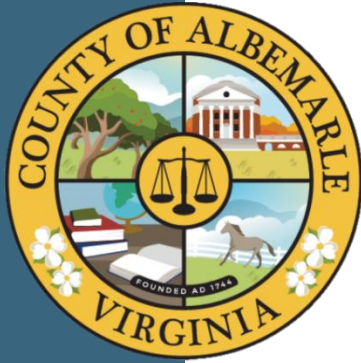
- I. Proposed Project Benefits
- II. Maximum Public Subsidy
- III. Benefits of P3 versus D-B-B or D-B
- IV. Risk Transfer / Risk Level
- V. P3 Procurement Methodology

III. Questions



Project Background

- Eastern Avenue contemplated in Crozet Master Plans (2004, 2010, 2021)
- Alternative Alignment Study (2020)
- Basis of Design Report (2021), including:
 - Environmental compliance requirements
 - Design criteria – road/sidewalk profiles
 - Bridge structure analysis
 - Project risks, costs (~\$17.4m) and schedule
- VDOT funding allocation 50% of estimate

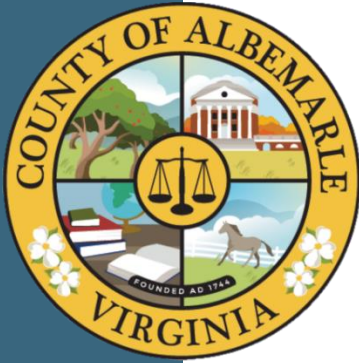


Project Background

- The industry experienced a dramatic increase in the costs of work
- VDOT estimate increased to ~\$39.5m (2023)
- Adoption of Public-Private Transportation Act (PPTA) Guidelines (March 2024)
- Kimley-Horn & Associates engaged to support the assessment of the Eastern Avenue project to determine its suitability as a PPTA project
- Finding of Public Interest drafted

Project Background





What is a Finding of Public Interest (FOPI)?

Per Code of Virginia section §33.2-1803.2, subsection C, the chief executive officer of Albemarle County shall make a finding of public interest. Minimally, the finding should include the following:

Project Benefits

Benefits of P3

Project Risk Level

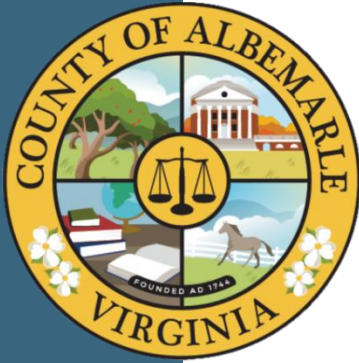
Low, Med, or High

Establish the Max. Public Funds

Enumerate Risks

Procurement Methodology

Low Price vs Best Value

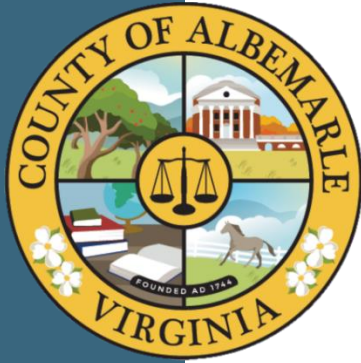


FOPI

Proposed Project Benefits

- Increases access
- Increases multimodal connectivity
- Mitigates future congestion and safety concerns in future years on Route 240
- Improves emergency ingress and egress

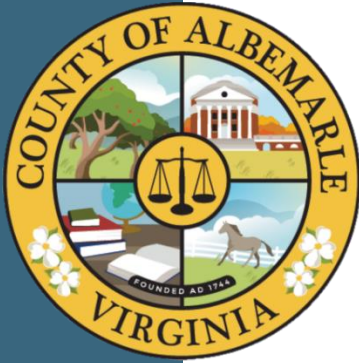




FOPI Maximum Public Subsidy

Code of Virginia § 33.2-1803.1:1, subsection A requires the FOPI to document the maximum public contribution that will be allowed under the procurement.

- \$17.3 million
 - Amount matches current allocations in the CIP
 - Actual public contribution will be determined and documented in the executed Comprehensive Agreement.
- VDOT-funded design-bid-build estimate
 - \$28.3 million if the project bid this year
 - \$39.5 million escalated for bidding in 2031

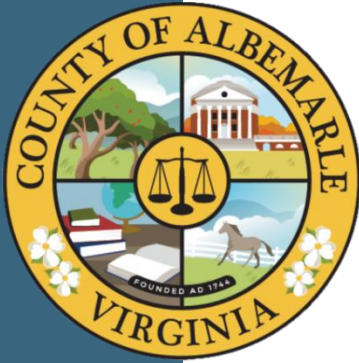


FOPI Benefits of P3 versus D-B-B or D-B

Albemarle County identified

③ potential project delivery methodologies for the Project:

Delivery Method	Funding	Risk Transfer Available	Allows for Innovation
1 Design-Bid-Build (DBB)	100% Public	✗	✗
2 Design-Build (D-B)	100% Public	✓	✓
3 Public-Private Partnership (P3)	Public-Private	✓	✓



Risk Assessment Methodology

Approach

- Identify
- Collaborative

Quantify

- Cost
- Probability x Impact = Severity

Categorize

- Budget
- Schedule

Mitigate

- Plan
- Respond
- Monitor
- Repeat

Overall Risk Rating

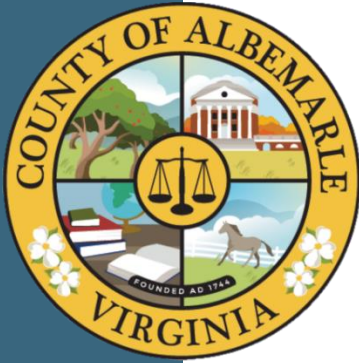
3 High	3	6	9
2 Medium	2	4	6
1 Low	1	2	3
P x I	1 Low	2 Medium	3 High

Probability of Occurrence



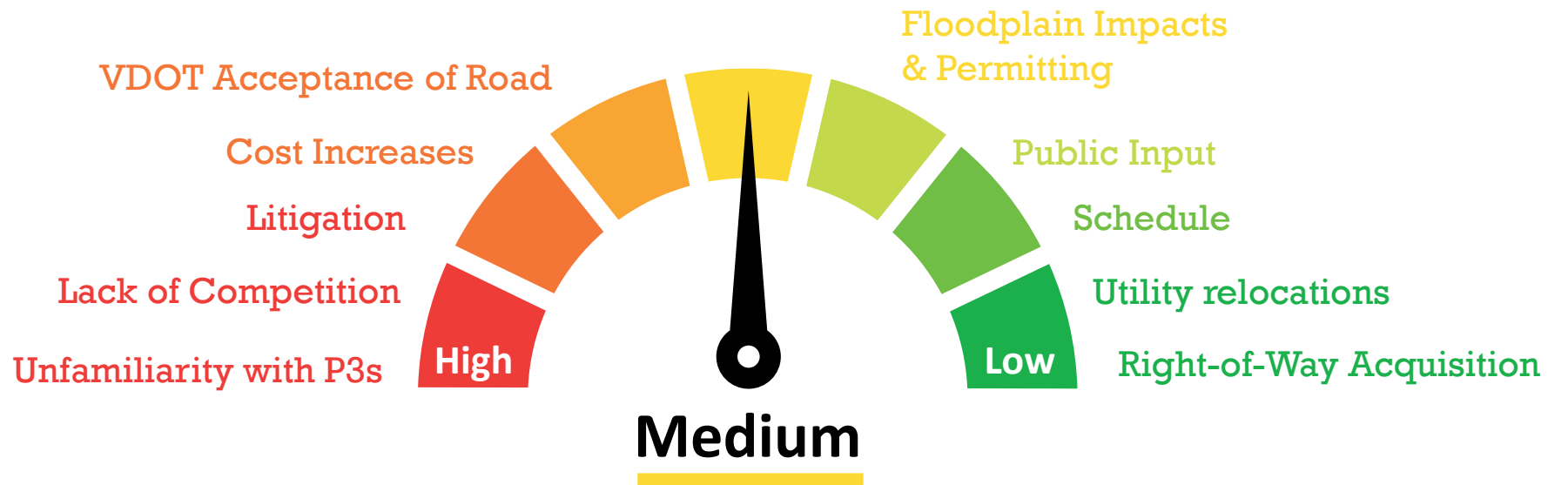
Risk Assessment Methodology

- **Conducted a Risk Assessment Workshop**
 - May 24, 2024
 - Multi-disciplined and experienced participants
 - County staff, County's consultant, and VDOT
 - Evaluated risks across all phases of project delivery
 - Procurement, Design, and Construction
- **Resulted in an initial project risk registry that will track:**
 - ✓ Risks throughout project life cycle
 - ✓ Documents risk mitigation strategies
 - ✓ Informs development of RFP and project budgets
 - ✓ Results in living project record/document

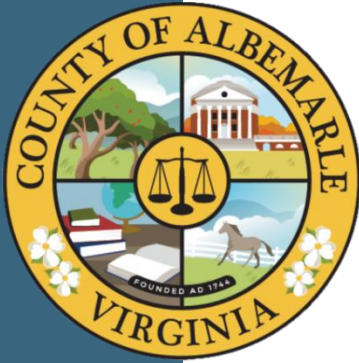


FOPI Risk Transfer / Risk Level

Is project a **high**, **medium**, or **low** level of project delivery risk?



Risk level determined based on Risk Assessment Workshop held on May 24, 2026.

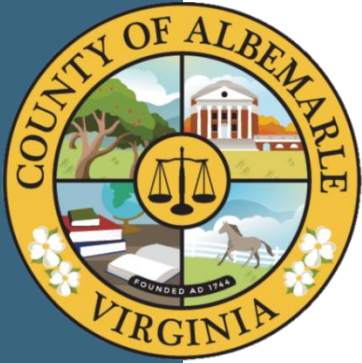


FOPI P3 Procurement Methodology

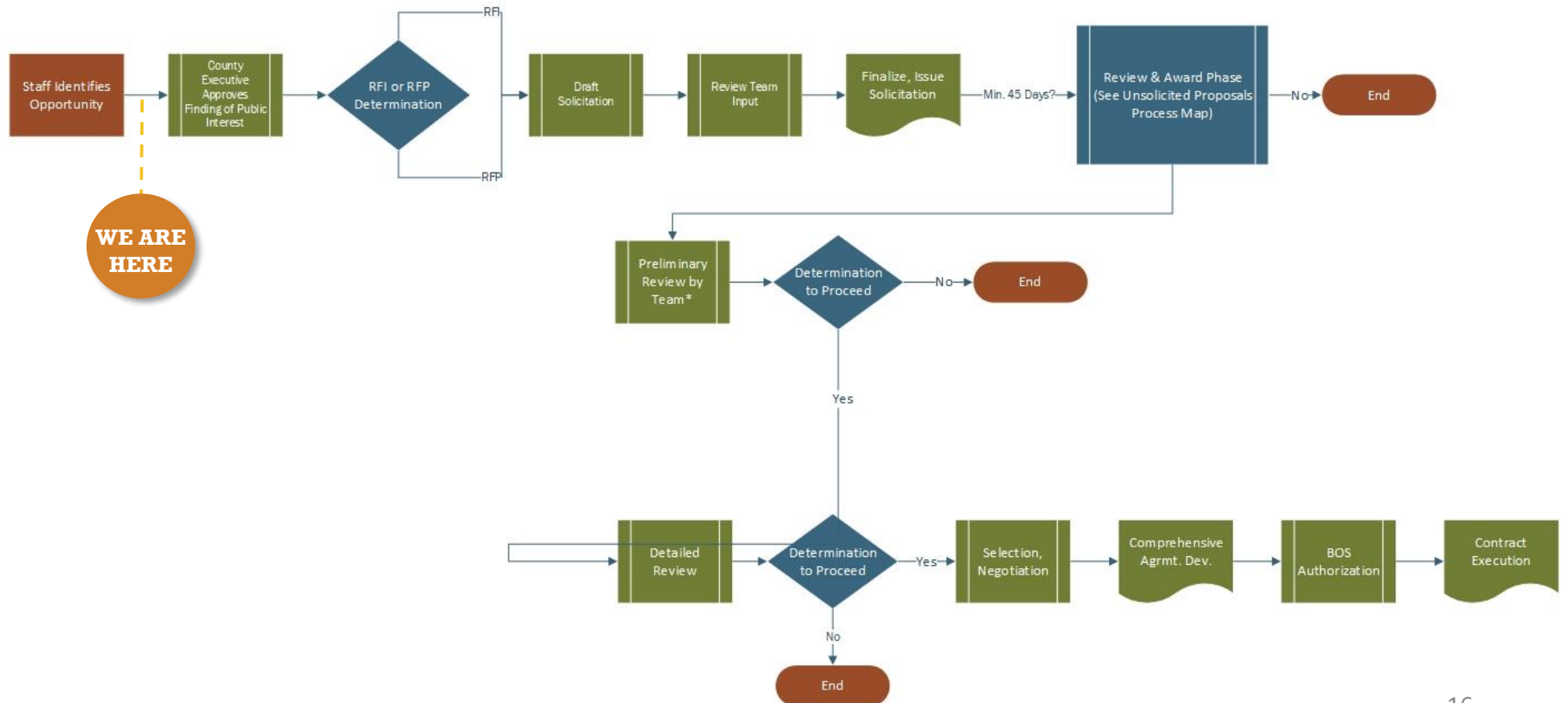
A **'Best Value'** procurement methodology presents the following benefits:

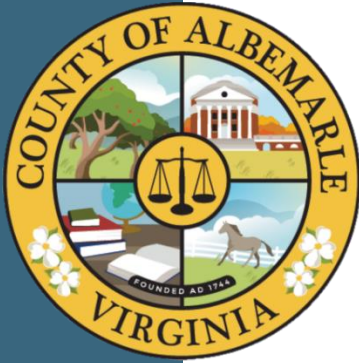
- Allows for efficient risk transfer and mitigation of risk
- Allows for evaluation of financing options as they may not all be equal
- Allows for and considers evaluation of design innovations offered by an Offeror
- Allows for a more thorough review and score of an Offeror's full qualification

RFP will stipulate both the functional requirements and stipulate the scoring methodology to offerors.

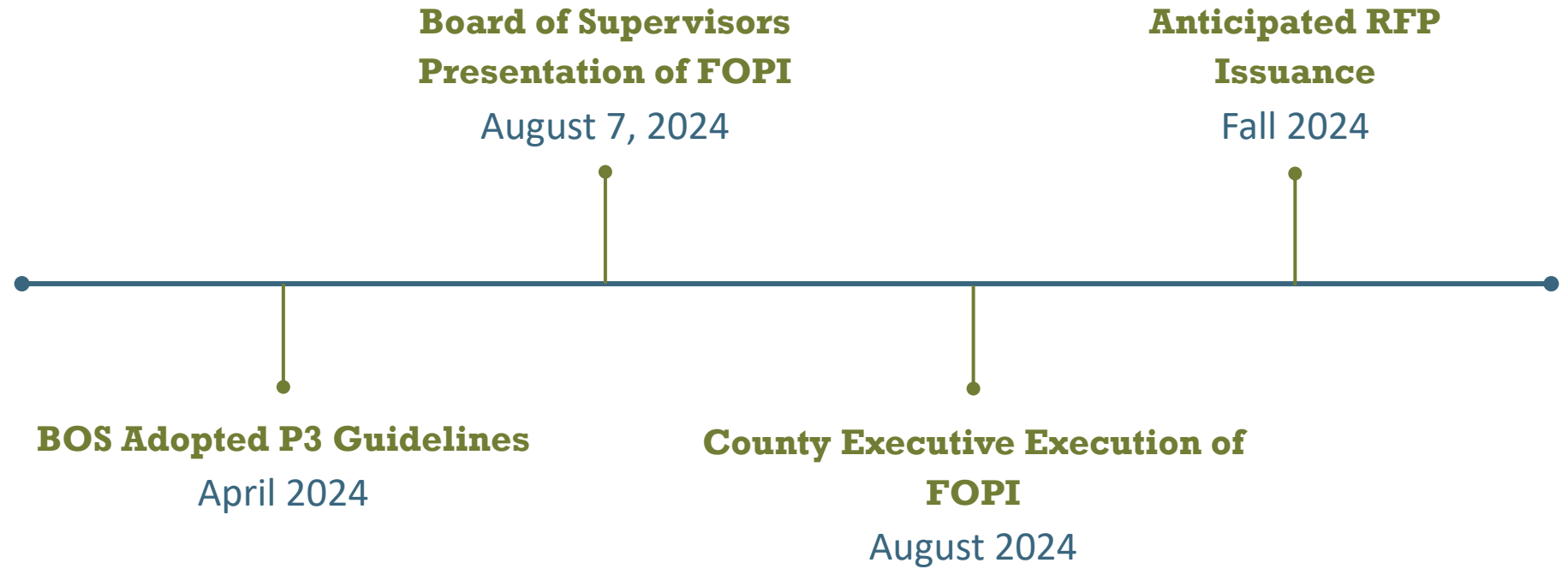


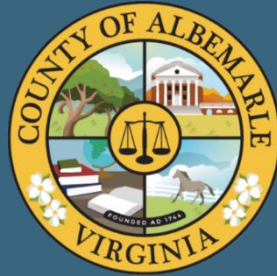
PPTA Procurement Methodology





Schedule / Next Steps





Questions